Agricultural Conversion Analysis

for

Hoskings Ranch 34-Lot Alternative
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Glossary of Terms and Acronyms

AWM	County Department of Agriculture, Weights and Measures
CEQA	California Environmental Quality Act
CPA	Consolidated Project Alternative
CSA	Community Supported Agriculture
DOC	State of California, Department of Conservation
DWR	State of California, Department of Water Resources
FHA	Farm and Home Advisor
FMMP	California Farmland Mapping and Monitoring Program
FPPA	Federal Farmland Protection Policy Act
GIS	Geographic Information System
HGP	San Diego County Historic General Plan
Important agricultural resource	An agricultural resource determined to be important pursuant to the County LARA Model
LAFCO	Local Agency Formation Commission
LARA	Local Agricultural Resource Assessment Model
LCC	Land Capability Classification
LESA	Model Land Evaluation and Site Assessment Model
MWD	Municipal Water District
NASS	National Agricultural Statistics Service
NEPA	National Environmental Policy Act
NRCS	Natural Resources Conservation Service
SWP	State Water Project
TDS	Total Dissolved Solids
UCCE	University of California Cooperative Extension

SUMMARY

Hoskings Ranch is located in the northeastern mountains of San Diego County in the community of Julian. The subject of the current report is the project alternative, which proposes to subdivide approximately 1,416.5 acres into 34 individual lots ranging in size from 11.8 to 709.3 acres under a proposal generally referred to as the Consolidated Project Alternative (CPA). The CPA is proposed as an alternative to a 24 lot project which is analyzed in a separate report. No construction is proposed at this time; however, as required by the County of San Diego for a tentative subdivision map submission, the project proposes preliminary grading for pads and roads.

The site is currently used for cattle grazing and breeding. The site is characterized by undeveloped rolling hills that have been used for cattle grazing in the past. Adjacent or nearby land uses on the north, east, and south include orchards, pasture, the residential community of Pine Hills, and scattered residences on large lots. Land to the west supports mostly undisturbed natural vegetation. The Cleveland National Forest is south and west of the project site.

The CPA site has been evaluated using the Local Agricultural Resource Assessment (LARA) model for assessing the significance of agricultural resources. LARA Model Instructions are included as Attachment A of this analysis. The evaluation determined that the site is not an important agricultural resource. The CPA has been evaluated as to the significance of its impacts to offsite agriculture. It will not result in significant offsite agricultural resource impacts because it is does not propose changes that could result in the conversion of offsite agricultural uses. Agriculture is retained on part of the site and proposed pads ~~lots~~ are separated from offsite uses by a minimum of 450 feet, thereby minimizing potential conflicts. Additionally, existing uses in the vicinity consist predominantly of low density cattle grazing and breeding, and orchards, which are agricultural uses that are less prone to conflict with non-agricultural uses than more intensive uses such as feed lots and egg farms.

The CPA is pipelined under the General Plan Update and is therefore subject to what is here referred to as the Historic General Plan; the plan that was in effect when the application was deemed complete. The CPA is consistent with the (19) Intensive Agriculture designation of the San Diego County General Plan, the A-70 zoning designation, and the Pala/Pauma Subregional Plan. Therefore, no significant agricultural impacts are associated with planning aspects of the CPA.

A cumulative impact analysis was conducted for the CPA. The cumulative study area is comprised of approximately 22,400 acres surrounding the site. Agricultural operations within the cumulative study area consist mostly of farms intermingled with rural residential use. None of the cumulative projects analyzed will result in significant direct or indirect impacts to agricultural resources in the area. Those that have an agricultural component preserve most or all of that resource. Therefore, no cumulatively significant agricultural impacts will occur from the CPA in combination with other anticipated projects in the study area.

The CPA in not a significant agricultural resource under LARA. It preserves agricultural potential in the western part of the site, and it does not have offsite impacts. There are no

significant cumulative impacts. The CPA does not result in significant agricultural impacts and no mitigation is required.

1. INTRODUCTION

1.1. Purpose of the Report

The purpose of this agricultural report is to identify and discuss all relevant land use issues onsite and offsite in the vicinity of the Hoskings Ranch Alternative Project (CPA) to determine potential impacts to surrounding active agricultural operations and/or Williamson Act contracts and agricultural preserves. The report relies on the Agricultural Conversion Analysis, Hoskings Ranch TM5312 RPL3 for full discussions of project location and description, analysis methods, environmental setting, and onsite environmental resources. Abbreviated summaries are provided here. Importance of onsite agricultural resources is determined by applying the Local Agricultural Resource Assessment (LARA) model, which takes into account factors such as water, climate, soil quality, surrounding land uses, land use consistency, and topography. Offsite impacts and conformance with the agricultural policies of the County are also assessed. Cumulative impacts to agricultural resources are assessed, and project design elements and/or mitigation measures that would minimize potential significant adverse effects are identified as needed.

1.2. Project Location and Description

The Hoskings Ranch property is located in the northeastern mountains of San Diego County in the community of Julian, as shown in Figure 1, "Regional Vicinity Map," page F-1.

The general topographic setting is shown on Figure 2, "USGS Quadrangle Map," page F-2. The Hoskings Ranch Alternative Project proposes to subdivide approximately 1,416.5 acres into 34 individual lots ranging in size from 11.1 to 709.3 acres, shown in Figure 3, "Consolidated Project Alternative Map," page F-3. No construction is proposed at this time. However, as required by the County of San Diego for a tentative subdivision map submission, the CPA proposes preliminary grading for pads and roads.

The primary circulation element road in the area is SR-78/79, which provides the primary connection between Ramona and the town of Julian. Roads in the area that serve the Hoskings Ranch site are Pine Hills Road, a two-lane public road adjacent to the site's eastern boundary, and Hoskings Ranch Road, a two-lane private road that provides access to the site from SR-78/79 on the north.

1.3. Analysis Methods

The following data resources were used in the preparation of this report: 1) US Department of Agriculture Soil Conservation Service and Forest Service Soil Survey San Diego Area, California, 2) County of San Diego Department of Agriculture, Weights & Measures (AWM) Crop Statistics & Annual Reports, 3) County of San Diego Department of Planning and Land Use (DPLU) Geographic Information System (GIS) Valley Center Discretionary Project Map, 4) Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) San Diego County Important Farmland Map, 5) DPLU GIS Soil Candidates for Prime Farmland and Farmland of Statewide Importance, 6) DPLU GIS Areaclimates and

Generalized Western Plantclimate Zones, and 7) DPLU GIS County Water Authority (CWA) Boundary and Groundwater Aquifer Types.

The site was mapped using aerial photo interpretation and the USGS Santa Ysabel and Julian Quadrangle 7.5' maps. See Figure 2, "USGS Quadrangle Map." The FMMP map and County of San Diego Department of Public Works (DPW) GIS map were also used for mapping the site.

1.4. Environmental Setting (Existing Conditions)

1.4.1. Regional Context

Surrounding area land uses are predominantly characterized by undeveloped, open tracts of land and forest with intermittent residential development and light agriculture. Many of these agricultural operations have adjoining residences, which provide a rural mixed-use ambience. The town of Julian is located in this mountainous area of northeastern San Diego County that divides the coastal plane and the Mojave Basin.

Julian has four distinct seasons with an average annual precipitation of 30 inches and average temperature of 56 degrees Fahrenheit. Spring and fall seasons are cool, while summer days are usually hot with cool nights. Occasional snowfalls occur during the winter months between December and March.

Julian has become an important tourist destination due to promotional efforts by the Julian Chamber of Commerce. The historic town site retains a charm reminiscent of its historic days as a mining town in the late 1800s. Julian is also well known for its apple orchards and the associated products of cider and apple pie. Agri-tourism has become a major focus of the Chamber's promotional efforts.

Agriculture in the Julian area and in the vicinity of the Hoskings Ranch includes a mix of cattle ranching, small orchards (primarily apple and pear), and wine grape vineyards. Much of the apple production lies along State Highway 78/79 just north of Hoskings Ranch and along Julian Orchards Drive. There are several orchards and a vineyard located along Pine Hills Road. Two small wineries are located just north of Julian on Julian Orchards Drive and two other wineries have tasting rooms in Julian and Wynola. The Cleveland National Forest is south and west of the site and has scattered residential and agricultural uses. The majority of surrounding land use is Protected Resource Land, which includes Williamson Act contracted lands; publicly owned lands maintained as park, forest, watershed resources, and other undeveloped land.

1.4.2. Onsite Agricultural Resources

The site is undeveloped but has been grazed on and off for many years. It does not show any indications of having been tilled in the past.

1.4.2.1. Soils

Ten soil types are found on the CPA site. The San Diego Soil Survey describes these soil types as follows: 1) Crouch coarse sandy loam (CtE), 5 to 30 percent slopes, 2) Crouch rocky coarse sandy loam (CuE), 5 to 30 percent slopes, 3) Crouch rocky coarse sandy loam (CuG), 30 to 70 percent slopes, 4) Holland fine sandy loam (HmD), 5 to 15 percent slopes, 5) Holland fine sandy loam (HmE), 15 to 30 percent slopes, 6) Holland stony fine sandy loam (HnE), 5 to 30 percent slopes, 7) Holland stony fine sandy loam (HnG), 30 to 60 percent slopes, 8) Loamy alluvial land (Lu), 9) Reiff fine sandy loam (RkC) 5 to 9 percent slopes, and 10) Sheephead rocky fine sandy loam (SpG2), 30 to 65 percent slopes, eroded.

The Land Capability Classification (LCC) for CtE is VIe-1(20) and its SI rating is 46. This indicates that fertility is medium and the erosion hazard is moderate on moderately sloping to hilly soil on upland areas. Snow falls occasionally late in the winter. This soil type is suited to a few crops, or to special crops, and require special management. Range is the predominant use. Recreational facilities, deciduous orchards, and improved pasture are also suited to this type of soil.

For CuE the LCC is VIe-7(20), indicating low to medium fertility and moderate to high erosion hazard. This soil is moderately sloping to moderately steep on the uplands and consists of rocky, stony, and cobbly soils with rock outcrops covering approximately ten percent of the surface. Snow falls occasionally late in winter. The SI rating for CuE is 25, indicating severe limitations for crops. If used for crops, they require careful management. This soil is used mainly for range or recreation since it is generally too stony or rocky for cultivation.

The LCC for CuG is VIIe-7(20) which indicates low to medium fertility and a moderate to very high hazard of erosion. Rock outcrops cover about ten percent of the surface of stones and cobblestones on uplands with steep to very steep slopes. Light snow falls occasionally in late winter. The SI rating is 9 which consists of soils and land types that generally are not suited to farming. This soil is used for range, wildlife habitat, and watershed.

The LCC for HmD is IVe-1(20) and its SI rating is 65. Fertility is high and the erosion hazard is slight to moderate on this moderately to strongly sloping soil. Vineyards and deciduous orchards are fairly well suited because it is in areas of high precipitation, seldom requiring supplemental irrigation. Most crops are suitable for this soil type and have few special management needs; however, they have minor limitations that narrow the choice of crops. Apple and pear orchards, range, and recreational areas are usually found in this soil type. This soil meets the criteria for Farmland of Statewide Importance Soils.

The LCC for HmE is VIe-1(20) and its SI rating is 57. This moderately steep soil (average slope is 17 percent) is on uplands. Its fertility is high, and the erosion hazard is moderate to high on unprotected slopes. Snow falls occasionally in late winter. This soil is suited to a few crops or to special crops, mostly apple and pear orchards, and

require special management. This soil is also used for range, and small scattered areas are used for summer cottages and for recreational areas.

For HnE the LCC is VIe-7(20), indicating medium fertility and moderate erosion hazard. This soil is moderately sloping to moderately steep on the uplands and consists of stones and cobblestones. Snow falls occasionally in late winter. The SI rating for HnE is 32, indicating severe limitations for crops. If used for crops (a few selected sites are used for apple and pear orchards), they require careful management. This soil is used mainly for range, recreational areas, and wildlife habitat.

The LLC for HnG is VIIe-7(20) and its SI rating is 11. This rocky, stony, and cobbly soil is steep to very steep with medium fertility and high to very high erosion hazard. Light snow falls occasionally late in winter. HnG soil is not suited to cultivated crops, but it is used for range, recreational areas, and wildlife habitat.

The LLC for Lu is IIw-2(20) and its SI rating is 61. This soil occurs in mountainous areas and is relatively flat to gently sloping. Lu soil has medium to high fertility, and the erosion hazard is slight. According to its SI rating, most crops are suitable for this soil type and have few special management needs. However, Lu is somewhat poorly drained in former wet meadows and is used mainly for pasture and range. This soil meets the criteria for Prime Farmland Soils.

For RkC the LCC is IIe-1(19) and IIIe-1(20), indicating medium to high fertility and slight to moderate erosion hazard. This soil is gently sloping on uplands and alluvial fans and consists of sandy and clay loams. RkC soil is friable and easy to work, and is suitable for dryfarmed small grain, forage crops, deciduous orchards, and vineyards. The SI rating for RkC is 77, which indicates suitability for most crops and few management needs, however, this soil grade has minor limitations that narrows the choice of crops. Crops sensitive to frost need to be protected and those sensitive to cold may not be suitable. This soil meets the criteria for Farmland of Statewide Importance Soils.

The LLC for SpG2 is VIIe-7(20) and its SI rating is <5. This rocky, stony, cobbly soil occurs in mountainous areas on steep to very steep slopes, including approximately ten percent of which is rock outcrop. Fertility is low and the erosion hazard is high to very high. Light snow falls occasionally late in winter. SpG2 soil is generally not suited to farming. This soil is used for limited range, wildlife habitat, and watershed.

1.4.2.2. FMMP Farmland Designations and Soils

The California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data for analyzing impacts to California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality lands are called Prime Farmland and Farmland of Statewide Importance. Maps are updated every two years, with current land use information gathered from aerial photographs, a computer mapping system, public review, and field reconnaissance. The minimum mapping unit is ten acres. The

DOC Prime Farmland, Farmland of Statewide Importance, and Unique Farmlands are referenced in the California Environmental Quality Act (CEQA) Guidelines, Appendix G, as resources to consider in an evaluation of agricultural impacts.

The site is designated primarily as Other Land, which is land that does not meet the criteria of any other FMMP category. There is a relatively small area of Grazing Land along State Route 78 in the northeastern portion of the site. This land has existing vegetation that is suitable for grazing of livestock. See 4, "Site on Farmland Mapping & Monitoring Program Map," on page F-4. Attachment A of this analysis details Important Farmland Categories in San Diego County. Map colors are identified in Figure 5, "Farmland Mapping & Monitoring Program Map Legend," page F-5.

The FMMP also analyzes farmland in terms of underlying soils. Farmland soils are based on local soil characteristics and irrigation status, with the best quality land identified as Prime Farmland and Farmland of Statewide Importance. The DOC publishes a list of soils that meet the soil quality criteria for Prime Farmland soils and Farmland of Statewide Importance Soils. The soil criteria are defined by the Natural Resources Conservation Service (NRCS) and are unique to each county. In San Diego County, 44 local soils qualify for the Prime Farmland designation and 65 soils qualify for the Farmland of Statewide Importance designation. Figure 6, "Soils Map,"," page F-6, shows the alternative design overlain on the FMMP soils map.

1.4.2.3. History of Agricultural Use

The site is undeveloped and currently supports cattle grazing throughout the site. It does not have indications of agricultural use such as tilling, plowing, or other disturbance of soils.

1.4.2.4. Climate

Julian's climate is generally temperate, however, due to its elevation, highs and lows are a little more extreme than in the coastal regions of San Diego County. Four seasonal changes occur in Julian and they are more distinct than in other areas of the County because of the variation in temperature. The warmest months of summer are usually July and August with average highs around 86 degrees Fahrenheit (°F) and average lows around 59°F. Temperatures steadily drop through the fall months, leading to winters with average highs in December and January of 52°F, and average lows of 35°F. Average annual precipitation in the Julian area is approximately 24 inches and average snowfall is about 24 inches per year.

A 1970 University of California Cooperative Extension (UCCE) book titled, "Climates of San Diego County: Agricultural Relationships," has identified five areaclimates: maritime, coastal, transitional, interior, and desert. Climatic conditions within each areaclimate are similar. The UCCE book also identified more detailed plantclimates, defined as a "climates in which specific plants, groups, or associations are evident and will grow satisfactorily, assuming water and soil are favorable," (Close, et. al., 1970). Generalized Western Plantclimate Zones, or "Sunset Zones"

were developed to differentiate the effects that latitude, elevation, ocean versus continental air mass influence, and local terrain have on microclimates, freezing, air, and water drainage. Sunset Zones are a measure of overall climate suitability for the typical agricultural commodities produced in San Diego County. Sunset Zones range from Zone 1, representing the coldest winters in the west, to Zone 24, which represents the maritime influence.

The site is located within Zone 18, a mountainous zone subject to frosts. Citrus can be grown in this zone, but frosts require the heating of orchards to reduce fruit loss. Due to its frost susceptibility, the potential for supporting year round production and frost sensitive crops is reduced. However, this zone does have the ability to produce crops that require winter chilling.

Zone 18 is an Interior Areaclimate with little influence from the ocean, representing cold air basins above and below thermal belts of the interior valleys. Over a 20-year period, winter lows in Zone 18 ranged from 10°F to 28°F.

1.4.2.5. Water Resources

The CPA will utilize groundwater for its domestic water needs and to support cattle grazing or other types of uses initiated by lot owners. One approximately 709.3-acre lot will retain an agricultural component and will also rely on groundwater. There are nine previously drilled wells and six new wells on the site. Recent well tests showed that all six newly drilled wells produced adequate amounts of water to support uses on the site.

The site is not irrigated. Several spring boxes and four ponds occur on the site, which are used to provide water to cattle. These are catchment ponds and do not rely on groundwater.

There is the potential for use of surface water resources on the ranch. The existing reservoirs were observed to be full and a number of stock ponds in the area were observed to be overflowing during the site visit conducted in the winter of 2004-2005. With an average rainfall of approximately 24 inches per year, a total of 3,600 acre feet of water falls on the Hoskings ranch each year. Capturing even a small portion of this precipitation could provide adequate supplemental water for stock watering.

1.4.2.6. Williamson Act Contracts and Agricultural Preserves

Board of Supervisors' Policy I-38 sets out the requirements for implementation of the Williamson Act. It establishes criteria for establishment of preserves, hearing requirements, minimum lot size requirements, zoning and contract criteria, cancellation, fees, and termination among other provisions. Optimal lot size for cattle grazing, for example, is specified at 15 acres. Contracts run for ten years and renew automatically each year for an additional year, unless a party gives notice of non-renewal. The contract may be cancelled by mutual consent provided the Board of Supervisors can make appropriate findings. In those cases a cancellation fee equaling

12.5 percent of the assessed valuation of the land in question is assessed. This is the method of cancellation proposed for the CPA.

Approximately 1,291.5 acres of the site are under a Williamson Act Contract within Agricultural Preserve Number 28, dated February 19, 1974. Approximately 125 acres in the south part of the site are not under contract. This area will not be added to the Williamson Act contract. The locations of these areas are shown on Figure 7, "Williamson Act Contract on Consolidated Project Alternative," page F-7.

An area of 584.3 acres on Lot 34 (709.3-125) will be retained in a Williamson Act contract. The net area that will be taken out of the Williamson Act contract by cancellation is 707.2 acres (1291.5-584.3).

There are other Williamson Act contract properties in the vicinity of the project, as discussed in the following section. These are shown on Figure 13, "Project on Williamson Act Contract Map," page F-13.

1.4.3. Offsite Agricultural Resources

Agricultural land uses exist adjacent to the site on the north, east and south. The Cleveland National Forest is south and west of the site and has scattered residential and agricultural uses. The majority of surrounding land use is agriculture; low density single family dwellings; Protected Resource Land, which includes Williamson Act Contract lands; publicly owned lands maintained as park, forest, or watershed resources; and other undeveloped lands.

Most of the land in the area is designated by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) as Other Land. Approximately 18 acres of Prime Farmland are located north of the site, consisting of an orchard, and approximately 20 acres north and 20 acres south of the site are designated as Urban and Built-Up Land. There's about 70 acres of Farmland of Local Importance scattered around the site and 50 acres of Unique Farmland south of the site towards the east.

Williamson Act contract lands are common in the vicinity, as shown in Figure 13. These lands encompass a farm south of the site as well as areas north that are predominantly open land and grazing.

1.4.4. Zoning and General Plan Designation

Hoskings Ranch is in the Environmentally Constrained Areas (ECA) regional category in the Land Use Element of the San Diego County Historic General Plan (HGP) because the site is within an agricultural preserve and part of the site is within the Cleveland National Forest. Hoskings Ranch is designated (19) Intensive Agricultural which allows one dwelling unit per 2, 4, or 8 acres, depending on the criteria identified by the HGP. Approximately 680 acres of the site is within the Cleveland National Forest. The site is zoned A72 (8), an agricultural designation which allows one dwelling unit per eight acres. The zone is intended to allow for the compatibility of residential and agricultural

land uses. Hoskings Ranch proposes uses that are consistent with the existing category, designations, and zoning.

2. ONSITE AGRICULTURAL RESOURCES

2.1. Local Agricultural Resource Assessment (LARA) Model

The County of San Diego has approved a methodology that is used to determine the importance of agricultural resources in the unincorporated area of San Diego County, known as the Local Agricultural Resource Assessment (LARA) model. The LARA model evaluates six factors in determining the importance of agricultural resources, which are water, climate, soil quality, surrounding land uses, land use consistency, and slope. Each factor is given a high, medium, or low rating. If any of the required water, climate, or soil quality factors are rated low, the site is not considered a significant agricultural resource. Detailed LARA model instructions are included as Attachment A and provide background information regarding the purpose and justification of each factor.

2.1.1. LARA Model Factors

2.1.1.1. Water

The LARA model water rating for the site is low because water is available to the site only with wells located in fractured crystalline rock, and the site is outside the County Water Authority (CWA). This is because the site would likely be reliant on a limited groundwater resource for the foreseeable future. Table 3, "Water Rating," on page 21 of Attachment A, LARA Model Instructions, summarizes the ratings.

2.1.1.2. Climate

As detailed in Section 1.4.1.2 above, the site is located in Zone 18, which translates to a moderate LARA model climate rating. Zone 18 is assigned a medium rating due to its frost susceptibility, reducing its potential for supporting year round production and frost sensitive crops. However, the ability to produce crops that require winter chilling makes it a climate zone of moderate importance. Table 6, "Climate Rating," on page 26 of Attachment A, LARA Model Instructions, summarizes the ratings.

2.1.1.3. Soil Quality

The LARA model's soil quality rating for the site is moderate. The site has a Soil Quality Matrix score of 0.16, which is below the threshold of 0.33. However, the site's Prime and Statewide Importance Soils (HmD, Lu, and RkC) each has more than 10 acres of contiguous acres, which is above the threshold of ten contiguous acres total for the site. Table 1, "Soil Quality Matrix," page T-1 of this analysis, shows how these ratings are attained. Table 8, "Soil Quality Matrix Interpretation," on page 31 of Attachment A, LARA Model Instructions, summarizes the ratings.

2.1.1.4. Surrounding Land Uses

The site has a high Surrounding Land Use rating based on the LARA model. More than 90 percent of land within the Zone of Influence (ZOI) is compatible with

agriculture, which is greater than the 50 percent LARA Model threshold, resulting in the site's high rating. Table 9, "Surrounding Land Use Rating," on page 33 of Attachment A, LARA Model Instructions, details how the rating is obtained. Figure 8, "Zone of Influence on Aerial Photograph," page F-8, shows the ZOI in relation to surrounding land area.

2.1.1.5. Land Use Consistency

The site's land use consistency rating is low. The CPA's median parcel size of 40 acres is much larger than the median parcel size within the CPA's ZOI, which is approximately 13 acres. A site surrounded by smaller parcels indicates a lower likelihood of ongoing commercial agriculture viability considering the greater expectations of land use incompatibilities that the site is likely to experience and the reduction in economic viability when considering forgone opportunity costs. Table 10, "Land Use Consistency Rating," on page 35 of Attachment A, LARA Model Instructions, summarizes the ratings. Figure 9, "Zone of Influence Parcels," page F-9, shows the surrounding parcel sizes within the ZOI.

2.1.1.6. Slope

The site's slope rating is of low importance. Using the soil survey criteria, average slope that is available for agricultural use on the site is more than 25 percent, as shown in Table 1. Approximately 42 percent of the site consists of soil types with 25 percent to 70 percent slopes. The site consists of 21 percent of soil types with 15 to 25 percent slopes, and 37 percent is made up of relatively flat and gently sloping land. Figure 10, "Slope Map," page F-10, graphically represents the slope in these four categories. Table 11, "Slope Rating," on page 35 of Attachment A, LARA Model Instructions, summarizes the ratings.

2.1.2. LARA Model Result

Based on Table 2, "Interpretation of LARA Model Results," page 20 of Attachment A, LARA Model Instructions, the site is not an important agricultural resource. The site falls under Scenario 5, which interprets the site as not being an important agricultural resource when at least one required factor is rated low importance. Because the water rating (a required factor) is low, as detailed above in Section 2.1.1.1, the site is not an important agricultural resource as interpreted by the LARA model. Table 2, "LARA Model Factor Ratings," page T-2 of this analysis, summarizes the ratings that result from the LARA model.

2.2. Guidelines for the Determination of Significance

The following significance guideline is from the County of San Diego *Guidelines for Determining Significance and Report Format and Content Requirements* (March 19, 2007) and is the basis for evaluating impacts to important onsite agricultural resources in San Diego County. Direct impacts to agricultural resources are potentially significant when a project would result in the following:

The project site has important agricultural resources as defined by the LARA Model; and the project would result in the conversion of agricultural resources that meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance, as defined by the FMMP; and as a result, the project would substantially impair the ongoing viability of the site for agricultural use.

2.3. Analysis of Project Effects

The CPA was evaluated using the LARA model, which examines the site in terms of both required and complementary factors. The LARA model determined that the site is not an important agricultural resource, as detailed in Section 2.1.2 above. One required factor (water rating) is low, triggering the resulting determination of no significance.

Because the LARA model determined that the site is not an important agricultural resource, no further analysis is required[1].

2.4. Mitigation Measures and Design Considerations

The LARA model determined that the site is not an important agricultural resource; therefore, no mitigation is required.

2.5. Conclusions

The CPA was evaluated using the LARA model. Six factors were evaluated, which are climate, soils, water, off-site agriculture, average lot size, and slope. The analysis determined the alternative is not a significant agricultural resource and therefore the conversion of part of the site to non-agricultural uses will not be significant. Of the CPA's 1,416.5 acres, approximately 584.3 acres will remain under Williamson Act contract. The CPA proposes large lots and will not have restrictions on agricultural activities. Therefore, potential CPA impacts are below a level of significance.

[1] County of San Diego, Report Format and Content Requirements for Agricultural Resources.

3. OFFSITE AGRICULTURAL RESOURCES

3.1. Guidelines for the Determination of Significance

The following significance guidelines is from the County of San Diego *Guidelines for Determining Significance and Report Format and Content Requirements* (March 19, 2007) and are the basis for determining the significance of indirect impacts to offsite agricultural operations and Williamson Act Contract land in San Diego County:

A. The project proposes a non-agricultural land use within one-quarter mile of an active agricultural operation or land under a Williamson Act Contract (Contract) and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.

B. The project proposes a school, church, day care or other use that involves a concentration of people at certain times within one mile of an agricultural operation or land under Contract and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.

C. The project would involve other changes to the existing environment, which due to their location or nature, could result in the conversion of offsite agricultural resources to a non-agricultural use or could adversely impact the viability of agriculture on land under a Contract.

3.2. Analysis of Project Effects

A. Agricultural uses within a quarter mile of the site

The CPA site is under a Williamson Act Contract and currently supports an agricultural use. Approximately 584.3 acres will remain under contract. Adjacent areas are also under a Williamson Act contract, as show on Figure 13, "Project on Williamson Act Contract Map," page F-13.

As part of the CPA design, several features will preclude impacts to adjacent operations. These are:

1. The large lots range in size from 11.8 to 709.3 acres. This design provides flexibility in siting of residences. As a result, pads are generally located away from CPA boundary areas, as shown in Figure 3, "Consolidated Project Alternative Map," page F-3. Large areas of open space will be incorporated into the project which will further buffer existing and proposed uses. These are shown in Figure 12, "Open Space, Signage and Fencing Plan, Consolidated Project Alternative." This separation minimizes the potential for effects such as odor and noise from offsite areas. Lot 12 on the east is the closest to an offsite area, with an approximately 500-foot separation between the pad and the

adjacent lot across Pine Hills Road. Lot 16 in the southeast has an approximately 450 foot separation from an adjacent orchard. A 300-foot or greater separation is generally regarded as adequate to reduce interface conflicts to below a level of significance according to the County's *Guideline for Determining Significance and Report Format and Content Requirements*, page 42. Additionally, cattle grazing already exists on the site and takes place closer than 500 feet from the nearest residence. No complaints have been received by the County Agriculture Weights and Measures (AWM) related to that activity.

2. Pesticide permit safety requirements are administered through the AWM, to monitor and control use of pesticides. A permit allows AWM to require certain use practices such as buffer zones around the application of pesticides, or can prohibit applications by air, or limit the amount of acreage treated at any one time. Pesticide use is also regulated by the State of California. The CPA will conform to State and County AWM requirements.

3. Odor impacts will be limited because there is an adequate buffer between agricultural uses and proposed residences, as noted in paragraph 1 above. Grazing on the western part of the site will be low density of approximately one cow per 17.7 acres and is adjacent to areas offsite that are currently grazed. The similarity of use will result in minimal conflicts over use. It is located on Daily Flat, approximately 60 feet lower in elevation than the proposed residences on the upper ridge of the property.

4. The Williamson Act will continue on 584.3 acres of the site. This area is adjacent to existing grazing activities, and continued grazing on-site will be compatible with this existing use. Other Williamson Act contract properties will not be impacted due to the separation between the alternative and these properties.

B. Project proposes a use that involves a concentration of people (such as a school or church) and is within one mile of an agricultural operation or Williamson Contract land:

The alternative project does not propose a use of this type

C. Project proposes other changes that could result in the conversion of agriculture:

The CPA does not propose other changes that would result in the conversion of agricultural uses surrounding the site. It supports continued agricultural operations onsite. Offsite uses are protected through a project design that preserves agriculture, maintains a low density of 34 lots on 1,416.5 acres and separates residential uses form off site uses.

3.3. Mitigation Measures and Design Considerations

The CPA does not have significant impacts to off-site agricultural resources and no mitigation is required. Design features include:

- Continuation of Williamson Act contract on one 709.3-acre lot
- Large lot design that separates proposed pads form offsite areas
- Emphasis on agricultural types that are already established in the community
- Controls on pesticide use consistent with State law and County ordinances.

3.4. Conclusions

Offsite agricultural resources were assessed using aerial photographs and information gathered during site visits. The CPA will propose lots ranging in size from 11.8 to 709.3 acres. Approximately 709.3 acres will remain under a Williamson Act contract. Offsite impacts to Williamson Act contract lands are minimized due to separation of uses, consistency of use, and controls on activity. In addition, large lots will buffer existing uses from proposed uses, thereby diminishing odor, visual, and noise impacts. Controls on pesticide use will be in accordance with State law and County ordinance. CPA will continue agricultural uses in the western part of the site that are similar to those already established in the community. The CPA will not produce a concentration of people because it does not propose a use such as a church or school. Furthermore, it does not propose other changes to the existing environment which could result in the conversion of offsite agricultural resources to a non-agricultural use. Therefore, potential CPA impacts are below a level of significance.

4. CONFORMANCE WITH AGRICULTURAL POLICIES

4.1. Applicable General and Community Plan Policies

4.1.1. San Diego County Historic General Plan

4.1.1.1. Historic General Plan Elements

The San Diego County Historic General Plan (HGP) designates the majority of the site (19) Intensive Agriculture which allows for one dwelling unit per 2, 4, or 8 acres, depending on the criteria identified by the GP. The portion of the site that is within the Cleveland National Forest is designated National Forest and State Parks (23) and allows for one dwelling unit per 40 acres. The site is subject to the Environmentally Constrained Areas (ECA) Regional Category of the GP, allowing one dwelling unit per 40 acres, because areas designated Agricultural Preserve are designated ECA.

The (19) Intensive Agriculture designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

The (23) National Forest and State Parks designation applies to all private land-holdings lying within the boundaries of the Cleveland National Forest and outside of Country Town. All parcels in this designation have a forty-acre minimum parcel size and a maximum residential building intensity of one dwelling unit per parcel. Approximately 680 acres on the southern area of the site are in private holding within the Cleveland National Forest.

ECA include agricultural preserves and all private land-holdings within the National Forest and State Parks (23) designation. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

4.1.1.2. Julian Community Plan

The Julian Community Plan of the County of San Diego General Plan applies to the proposed CPA. The Julian Community Plan recognizes that “large ranches divide expanses of land to grazing; smaller ranches often support orchards or wineries.” (Julian Community Plan p.2). This Community Plan seeks to “encourage a continuing rural atmosphere by planning for a balanced ecological community and a healthy environment for all forms of life” and “encourages property owners to avail themselves of legislation and private means to retain natural resources and open space. Included could be agricultural preserves, open space easements, habitat preserves, land trusts, and scenic easements.” (Id. p.4). Its agricultural goal seeks to “Promote long-term agriculture in the Julian area.” (Id. p.33). Policies and Recommendations of the Agricultural Goal include the following: 1) Encourage agriculture, particularly fruit, tree farming, and livestock grazing to provide and conserve open space, 2) The combination of agriculture with other activities shall be

allowed to provide an economic advantage to agriculture in competing with the forces of urbanization, 3) Urban sprawl shall be discouraged in order to preserve agricultural resources, 4) Encourage the use of reclaimed water for irrigation, and 5) Discourage nuisance-prone heavy agriculture such as commercial productions of poultry and swine. (Id. p.33).

4.1.2. San Diego County Zoning Ordinance

The site is zoned A72(8) General Agricultural Use Regulations, which are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses. A72(8) zoning allows one dwelling unit per eight acres.

4.1.3. County Board of Supervisors Policy I-38

The County Board of Supervisors Policy I-38 sets forth policies for the implementation of the Williamson Act, which are summarized in Section 1.4.2.6. This Policy establishes the criteria for formation of preserves within the County of San Diego, including required hearings, minimum lot size, zoning, and eligible ownership.

4.2. Project Consistency with Applicable Policies

The CPA is consistent with the San Diego County General Plan, the Julian Community Plan, and other agricultural policies and ordinances pertinent to it.

4.2.1. San Diego County Historic General Plan

4.2.1.1. General Plan

The site is regionally categorized as Environmentally Constrained Areas (ECA) and is designated as (19) Intensive Agriculture and (23) National Forest and State Parks.

Agriculture is encouraged on each parcel with only one dwelling unit per forty-acre parcel and residences incidental to agricultural use. Therefore, the CPA is consistent with the San Diego County General Plan designation that is applicable to the site.

4.2.1.2. Julian Community Plan

The site is located within the Julian community planning area. The CPA complies with all agricultural goals and policies contained in the Julian Community Plan as shown in the chart below:

CPA Consistency with Applicable Goals and Policies		
Plan	**Goal/Policy**	**Proposed Project Compatibility**
Julian Community Plan Introduction	Large ranches divide expanses of land to grazing; smaller ranches often support orchards or wineries.	The CPA is consistent with this goal, proposing 24 lots with each lot being a minimum of 40 acres in size. Each lot has been analyzed for its potential for grazing/cattle breeding and each lot is capable of supporting some level of agricultural operation.
Julian Community Plan Environmental Management General Goal	Encourage a continuing rural atmosphere by planning for a balanced ecological community and a healthy environment for all forms of life.	The CPA is consistent with this goal. The CPA has agriculture on the site now and encourages a rural atmosphere by proposing continuation of agriculture on large 40-acre minimum lots capable of sustaining agricultural activities, and open space (approximately 91% of the entire site) to protect the onsite natural resources.
Julian Community Plan Environmental Management General Goal	Encourages property owners to avail themselves of legislation and private means to retain natural resources and open space. Included could be agricultural preserves, open space easements, habitat preserves, land trusts, and scenic easements.	The CPA is consistent with this goal. The CPA continues agriculture and proposes large 40-acre minimum lots that will allow agricultural use resources on the site. The CPA proposes grazing and cattle breeding area and open space, preserving agricultural capacity and sensitive resources on the site.
Julian Community Plan Community Development Agricultural Goal	Promote long-term agriculture in the Julian area.	The CPA is consistent with this policy and is consistent with the designations of the Historic General Plan. Agriculture is currently taking place on the site and will continue.
Julian Community Plan Community Development Agricultural Policy 1	Encourage agriculture, particularly fruit, tree farming, and livestock grazing to provide and conserve open space.	The CPA is consistent with this policy. The CPA is based on agricultural use .Each lot has been analyzed for its potential for grazing and cattle breeding and the majority of the site is proposed for grazing/cattle breeding and open space.
Julian Community Plan Community Development Agricultural Policy 2	The combination of agriculture with other activities shall be allowed to provide an economic advantage to agriculture in competing with the forces of urbanization.	The CPA is consistent with this policy, having been designed with a combination of agricultural activities and open space preservation in mind, thereby promoting agricultural use and also providing economic advantages as a result of that use.

Julian Community Plan Community Development Agricultural Policy 3	Urban sprawl shall be discouraged in order to preserve agricultural resources	The CPA is consistent with this policy. Each lot proposed is a minimum of 40 acres which will help preserve agricultural resources since agricultural use is encouraged.
Julian Community Plan Community Development Agricultural Policy 4	Encourage the use of reclaimed water for irrigation	The CPA is consistent with this policy. Reservoirs and stock ponds that capture rainwater on the site will be used to water cattle.
Julian Community Plan Community Development Agricultural Policy 5	Discourage nuisance-prone heavy agriculture such as commercial productions of poultry and swine	The CPA is consistent with this policy. No agriculture of this type is proposed or suggested.

4.2.2. San Diego County Zoning Ordinance

The CPA proposes 34 parcels on more than 1,416 acres, significantly less than that permitted in the A72(8) zone. The CPA is designed with agricultural use in mind and conforms to the San Diego County Zoning Ordinance A72(8) zone by preserving potential agricultural areas for future use.

4.2.3. County Board of Supervisors Policy I-38

County Board of Supervisors Policy I-38 governs implementation of the Williamson Act in San Diego County. Approximately 1,291.5 acres on the site are under contract. An area of 584.3 acres on Lot 34 will be retained in a Williamson Act contract. The net area that will be taken out of the Williamson Act contract by cancellation is 707.2 acres (1291.5-584.3). Cancellation will be undertaken according to provisions of Policy I-38, Section 6.

4.3. Conclusions

The CPA will not conflict with zoning or land use designations because it is consistent with existing zoning and designations, and no changes are proposed to existing zoning or designations. With large lots ranging from 11.8 to 709.3 acres, the rural and agricultural character of the Julian area will be retained. There are no changes in land uses being proposed that would conflict with existing agricultural operations in the vicinity because the project proposes continued agricultural uses in the west, and maintains large lots on the east adjacent to existing usesPotential CPA impacts are less than significant.

5. CUMULATIVE IMPACT ANALYSIS

Cumulative impacts are those caused by the additive effects of other projects to agricultural resources over time. A CPA's impact may not be individually significant, but the additive effect when viewed in connection with the impacts of past, present, and probable future projects may cause the significant loss or degradation of agricultural resources.

5.1. Guidelines for the Determination of Significance

The significance guideline is based on the same guidelines used to determine the significance of project-level impacts except that the analysis considers the significance of the CPA in combination with the agricultural impacts caused by the other projects in the cumulative study area. It is from the County of San Diego *Guidelines for Determining Significance and Report Format and Content Requirements* (March 19, 2007. According to the *Guidelines,* a project that is determined not to be an important agricultural resource under the LARA Model, that would not have significant indirect impacts to agricultural resources, and that would not conflict with agricultural zoning or a Williamson Act Contract would not have the potential to contribute to a cumulative impact.

5.2. Analysis of Project Effects

The cumulative projects study area consists of approximately 22,400 acres extending over a 35 square mile area, and was chosen based on a combination of topography and its location within the Julian Community Planning Area. Ninety surrounding projects were evaluated for the study. Projects that do not impair agricultural viability are listed in Table 4, "Cumulative Projects That Do Not Substantially Impair Viability of Surrounding Agriculture," on page T-4. Fifty-five projects fall into this category. Projects that were judged as requiring additional research are listed in Table 3, "Cumulative Projects List," page T-3. Projects in the study area that were determined to have potential agricultural impacts are shown in Figure 11, "Cumulative Projects," page F-11. Approximately eight percent of the projects contain Prime Farmland and Farmland of Statewide Significance soils.

The Julian area is not under significant pressure to convert land to non-agricultural uses. The projects studied do not result in incompatible development that would increase agriculture interface conflicts and associated agricultural viability or conflicts with Williamson Act Contracts.

5.2.1. Projects That Would Not Substantially Impair Ongoing Viability of Agriculture

The County currently performs many agricultural analyses "in house." Fifty-five projects, as reviewed by County staff and indicated within files researched at the County, would not substantially impair the ongoing viability of agricultural use. These are detailed in Table 4, "Cumulative Projects That Do Not Substantially Impair Viability of Surrounding Agriculture," page T-4. These projects may or may not have existing agriculture and/or Prime or Statewide Importance soils onsite. Examples of these projects include minor expansions or alterations of an existing use, single family residence grading permits,

boundary adjustments and Certificates of Compliance, agricultural intensification, accessory or auxiliary uses such as wireless telecommunication facilities and drainage facilities, road improvements and other minor public facility improvements, and any project, including residential subdivisions, that would substantially avoid impacts to Prime and Statewide Importance soils while maintaining agricultural viability[2]. Projects that have been withdrawn are also included in this list of projects.

Twenty-seven projects on Table 3 were reviewed and found to have no impacts to agriculture. Tentative Parcel Maps (TPM) 20253, 20571, and 20474 have the potential to impact agricultural resources as the result of dividing a total of 378 acres into 17 lots. These projects will not convert land to non-agricultural uses, and will continue agricultural uses on large, mostly 20+-acre lots. As such they are not anticipated to have a significant cumulative effect on agricultural resources.

Tentative Map (TM) 4489 subdivides approximately 205 acres into 41 lots in the more mountainous area south of Julian along SR79. An EIR was certified for this project and all impacts were mitigated. There is little potential for agriculture on this type of terrain and soil; TM 4489 therefore does not significantly affect agricultural resources.

Major Use Permits (MUP) 77-138, 72-469, and 82-081, and MUP modification/deviations 68-084, 72-460, and 85-078 have no important farmland soils or agricultural resources onsite. Therefore, there are no significant cumulative effects on agricultural resources as a result of these projects.

Minor Use Permits (ZAP) 05-014, 07-010, and 01-102, Site Plan 01-049, and Administrative Permit 99-022 are modifications or additions to single family lots that have little or no footprint and no impacts to agriculture.

Site Plans 00-018, 02-029, 03-034, 03-059, 07-017, 01-028, 02-043, 02-045, 07-045, 03-046, 02-041, and 05-011 are all single family dwelling units that are under TM 4489, Julian Estates, detailed above. There are no significant affects to agricultural resources as a result of these site plans because the rocky soils in this mountainous area have very little potential for agriculture.

5.2.2. Projects Analyzed With Existing Agriculture Or Prime Or Statewide Importance Soils Onsite

Eight remaining projects (constituting seven percent of the total cumulative projects) were analyzed for cumulative direct impacts to agricultural resources. Table 3, "Cumulative Projects List," page T-3, summarizes this data for the CPA. The table shows that the estimated impact to Prime Farmland and Farmland of Statewide Importance is eleven acres. Within the initial 22,400 acre study area, total impacts to agricultural resources, including the CPA total of 16 acres, represents approximately 0.1 percent of the study area, and is therefore not cumulatively significant.

[2] Guidelines for Determining Significance, Agricultural Resources, pg. 40.

Spencer Valley Winery, Major Use Permit (MUP) 98-003, is a fruit stand and cidery. This project (#10 on Figure 11) adds an agricultural commodity to the area and therefore does not contribute to a significant cumulative agricultural impact.

Jenkins Winery, MUP 98-011, #13 on Figure 11, was approved for roof style change. This project adds an agricultural commodity to the area and therefore does not contribute to a significant cumulative agricultural impact.

TPM 20863 has been withdrawn.

Julian Sanitation District, MUP 77-113, #26 on Figure 11, is an improvement to the sewage treatment plant for Julian, originally constructed in 1981. This property is currently under a Williamson Act Contract. Impacts to the neighboring spray fields are avoided and buffered. There are no significant agricultural impacts as a result of this project.

Ortega, TPM 19932, #36 on Figure 11, is a minor subdivision of approximately nine acres into four parcels on flat to moderately sloping grazed mountain meadows. An open space easement is dedicated to preserve the disturbed grazed mountain meadows. There are no significant agricultural impacts as a result of this project.

YMCA Camp Marston, MUP 75-083, #38 on Figure 11, is a permit to replace existing cabins at the campgrounds located on the southern end of Pine Hills Road. There are no significant agricultural impacts as a result of this project.

Julian/Cuyamaca Fire Station, Site Plan 10-004, #55 on Figure 11, has been placed on hold and no other information is available.

Red Horse Winery, MUP 97-005, adds an agricultural commodity. Therefore, there are no significant cumulative effects on agricultural resources as a result of this project.

Under the County Guidelines for Determining Significance of Agricultural Resources, a significant direct impact to agricultural resources occurs if a project results in the conversion of agricultural resources that meet soil quality criteria for Prime Farmland or Farmland of Statewide Importance, or conflict with agricultural zoning or a Williamson Act Contract, and as a result a project would substantially impair the ongoing viability of the site for agricultural use. None of the projects studied in the cumulative project analysis result in significant impacts to Prime Farmland or Farmland of Statewide Importance. The Hoskings Ranch site, for example, consists of Other Land and has no Prime Farmland of Farmland of Statewide Importance. The Julian Sanitation District project (MUP 77-113) results in an impact to two acres of Farmland of Statewide Importance, the Ortega project (TPM 19932) results in an impact of three acres, the YMCA project (MUP 75-083) impacts four acres, and the Julian/Cuyamaca Fire Station would impact two acres of Farmland of Statewide Importance.

The CPA has direct impacts to sixteen acres of important soils. Collectively, the CPA in combination with other anticipated development in the area results in the total loss of 27 acres of Prime Farmland or Farmland of Statewide Importance within the 22,400-acre area that was studied. The CPA, in combination with other anticipated development in

the study area, does not result in cumulatively significant agricultural impacts because the cumulative projects have avoided or minimized agricultural impacts or retained agricultural uses.

There are several Williamson Act Projects in the vicinity, as depicted in Appendix E. An enlargement is shown in Figure 13, "Project on Williamson Act Contracts Map,," page F-13. As noted, a portion of the CPA will continue under a Williamson Act Contract. Current cattle grazing/cattle breeding activities can continue in that area. Large lot designs allow for separation of proposed and existing uses, which buffers existing contract areas from new development in those areas.

Any change from agricultural uses will have to comply with the provisions of the Williamson Act and County Board of Supervisors Policy I-38 which implements those provisions. This process applies to all projects in the cumulative study area. To the extent that all projects must comply with state law as regards the Williamson Act, cumulative impacts are precluded. Impacts are not significant and no mitigation is required.

In summary, the CPA does not result in indirect agricultural impacts. The 35 projects examined in detail in this cumulative impact analysis did not result in cumulatively significant indirect impacts. Accordingly, the CPA, in combination with other anticipated projects in the area does not result in cumulatively significant indirect agricultural impacts.

5.3. Mitigation Measures and Design Considerations

Impacts are not significant and no mitigation is proposed. CPA design considerations include minimum 11.1-acre parcel sizes, and a 709-acre lot will remain in the Williamson Act.

5.4. Conclusions

The cumulative project study area includes the surrounding west-facing mountainous areas of Julian and Santa Ysabel, as well as the flatter valleys, because the land types in these areas are indicative of the region and share a similar climate pattern (such as rainfall). Thirty-five projects were examined in detail and impacts to Prime Farmland and Farmland of Statewide Importance or conflicts with agricultural zoning or a Williamson Act Contract were compiled. Approximately 27 acres of Prime Farmland and/or Farmland of Statewide Importance (0.1 percent of the study area) will be directly impacted by development. Total impacts to existing agriculture were also compiled and none were noted. Cumulative impacts are not significant because existing agricultural operations such as wineries and orchards continue to grow in the Julian area. There are no conflicts with agricultural zoning or Williamson Act Contracts. The CPA's contribution is 59.3 percent of the total cumulative impact (0.07 percent of the study area) to prime soils or soils of statewide importance. This is not preclude the continuation of agriculture in the region. Additionally, the CPA is designed to promote agriculture by retaining a 709.3 acre lot in the Williamson Act contract.

As designed, the CPA does not result in significant agricultural impacts individually or cumulatively and no further mitigation is required.

6. SUMMARY OF PROJECT IMPACTS AND MITIGATION

The CPA does not result in significant agricultural impacts and no mitigation is required. It has been designed to encourage continuation of agriculture on a large parcel. The CPA is not a significant agricultural resource under the LARA Model analysis. Offsite impacts are avoided because proposed uses will remain consistent with the rural agricultural setting, and enough distance exists between proposed and existing uses to avoid impacts to existing operations.

The CPA is consistent with General Plan and zoning designations, and is compatible with the rural residential and agricultural policies of the Julian Community Plan. The CPA's effects on the Williamson Act were analyzed and found to be not significant. The CPA will cancel its Williamson Act contract on a portion of the site in accordance with Board of Supervisors Policy I-38. A large area, 584.3 acres, will remain under contract.

No significant cumulative impacts will result from the CPA in combination with other planned development in the 22,400-acre study area. CPA design features ensure the continued potential of agricultural operations onsite. The CPA, in conjunction with other cumulative projects in the area, will not interfere with the continued viability of agriculture in the region. The CPA does not result in significant agricultural impacts individually or cumulatively and no mitigation is required.

7. REFERENCES

California Department of Conservation, Division of Land Resource Protection

2006 Local Agricultural Resource Assessment Model

2004 Farmland Mapping and Monitoring Program, San Diego County Important Farmland 2002 Map.

1997 California Agricultural Land Evaluation and Site Assessment Model.

County of San Diego

2008 Crop Statistics & Annual Report, Department of Agriculture, Weights & Measures.

2007 Guidelines for Determining Significance and Report Format and Content Requirements, Agricultural Resources.

1993 Pala/Pauma Subregional Plan, Part XVII of San Diego County General Plan. Adopted January 3, 1979, amended May 7, 1986.

1989 Board of Supervisors' Policy I-38, Adopted September 11, 1998, last amended August 22, 1989.

1987 San Diego County Code of Regulatory Ordinances. Title 6 Health and Sanitation, Division 3. Crops and Plants, Chapter 4. Agricultural Enterprises and Consumer Information (§63.411 et seq.).

U.S. Department of Agriculture, Soil Conservation Service and Forest Service

1973 Soil Survey, San Diego, California

1970 Soil Survey, Sheet No. 34, San Diego Area, California (Rancho Santa Fe Quadrangle)

8. LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

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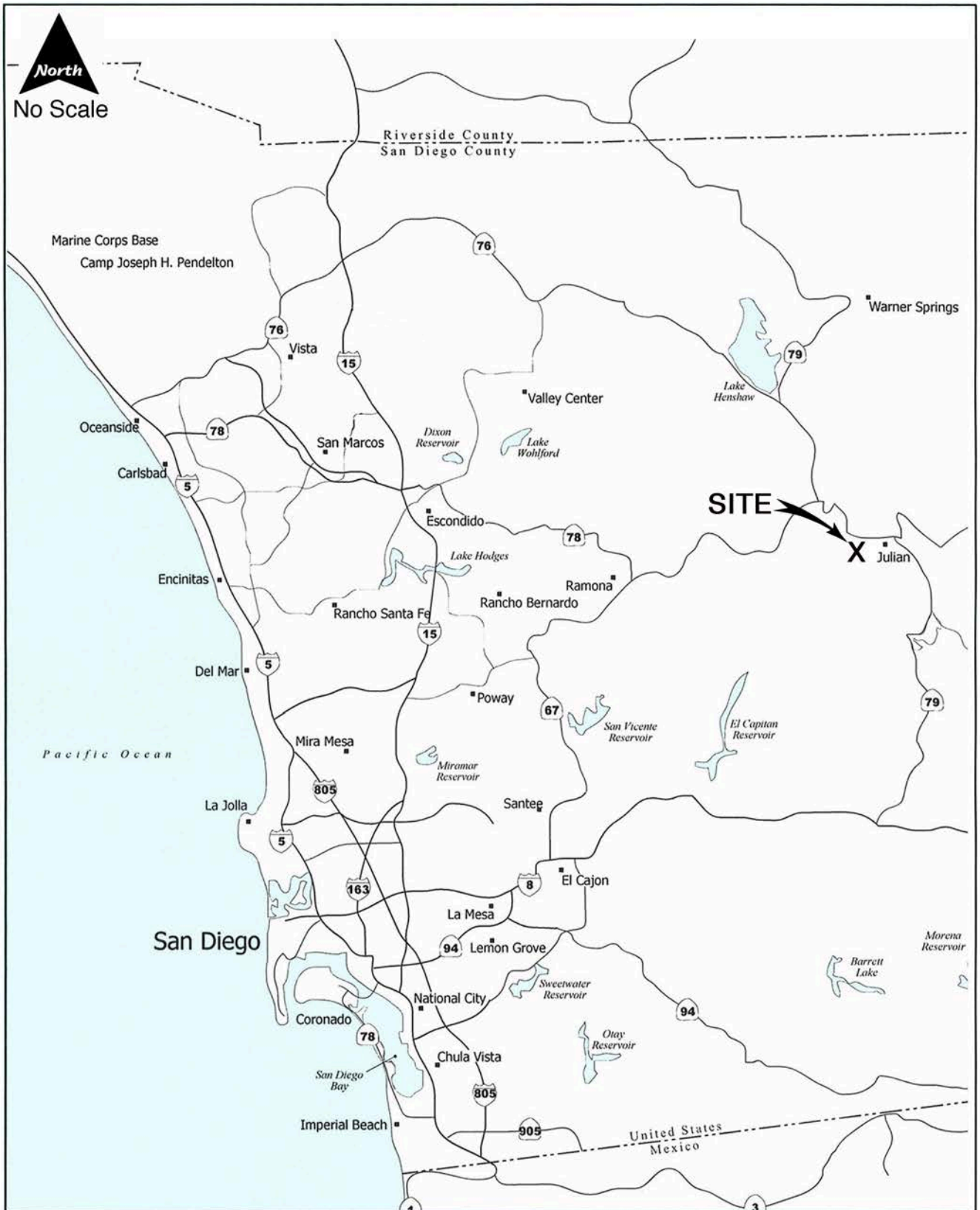

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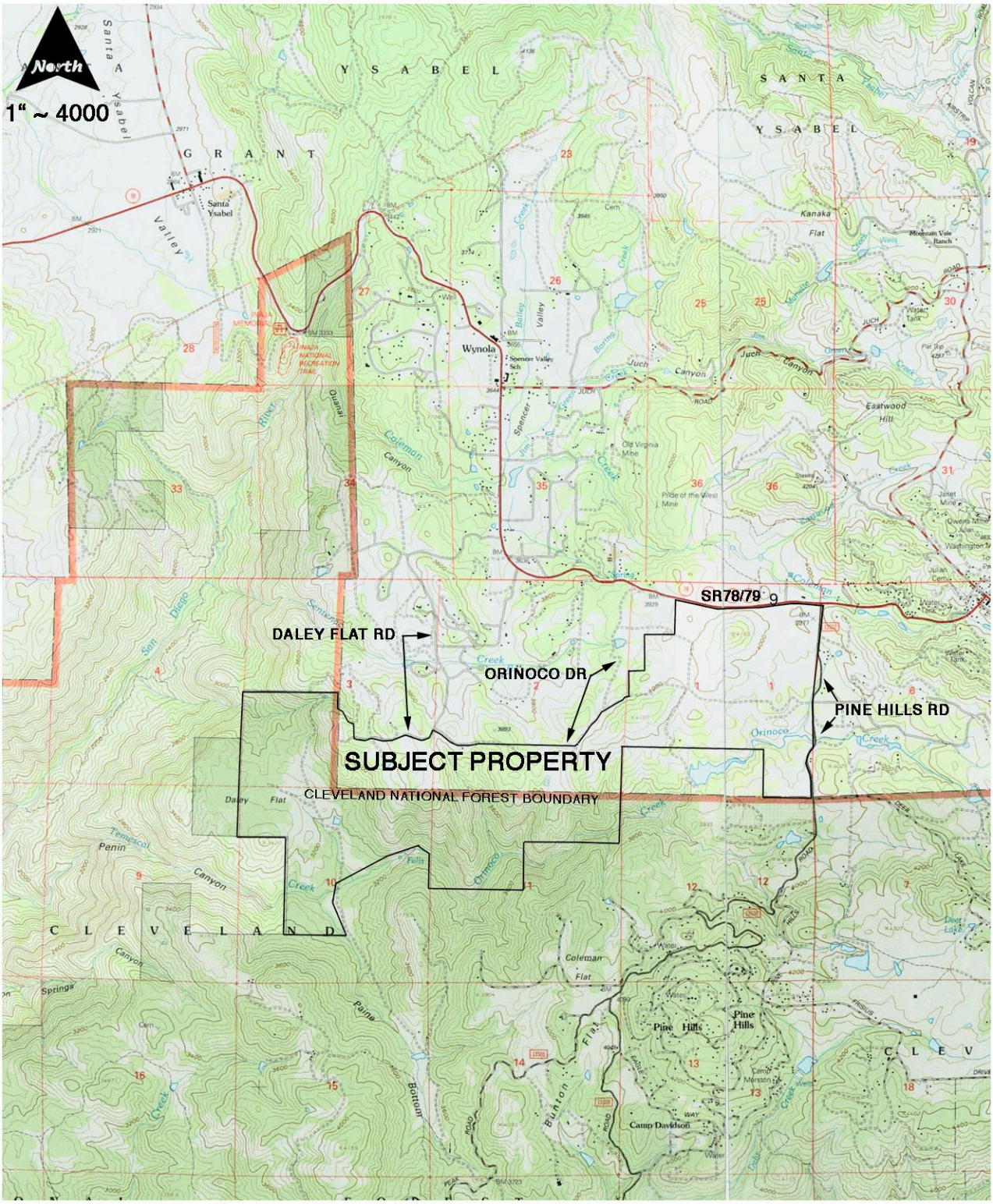
Regional Vicinity Map

Figure 1

F-1



TRS CONSULTANTS

USGS Quadrangle Map

Figure 2

F-2

SR78/79

HIGHWAY 78/79

ROAD

DALEY FLAT RD.
SECONDARY ACCESS

ORINOCO DRIVE

F.S.
5.00
AC. GR

GENERAL PLAN LAND USE

LOT No.	LAND USE (LU) DESIGNATION
1 – 9	LU 19
10 – 14	PORTION LU 19 / LU 23
15	LU 19
16 – 17	PORTION LU 19 / LU 23
18 – 21	PORTION LU 19 / LU 23
22 – 28	LU 23
29 – 30	PORTION LU 19 / LU 23

LU 19 – INTENSIVE AGUCULTURE
LU 23 – NATIONAL FOREST AND STATE PARK

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

FCI LINE

FCI LINE

DALEY FLAT ROAD

ORINOCO DRIVE

PEAK LN

UTE

TENAYA ROAD

PINE HILL ROAD

BEAR RUN LN

VACATE PROTIONS OF EASEMENT #15 - 88,466 S.F.
EASEMENT # 8 + #11 CAN REMAIN

VACATE PORTIONS OF EASEMENT #15 15,370 S.F.

VACATE PORTIONS OF EASEMENT #15 32,038 S.F.

VACATE ALL PORTIONS OF EASEMENT #4 79,400 S.F.

ORINOCO CREEK

TEMESCAL CANYON CREEK

ORINOCO CREEK

1" ~ 1076'

N

Consolidated Project Alternative

Figure 3

F-3

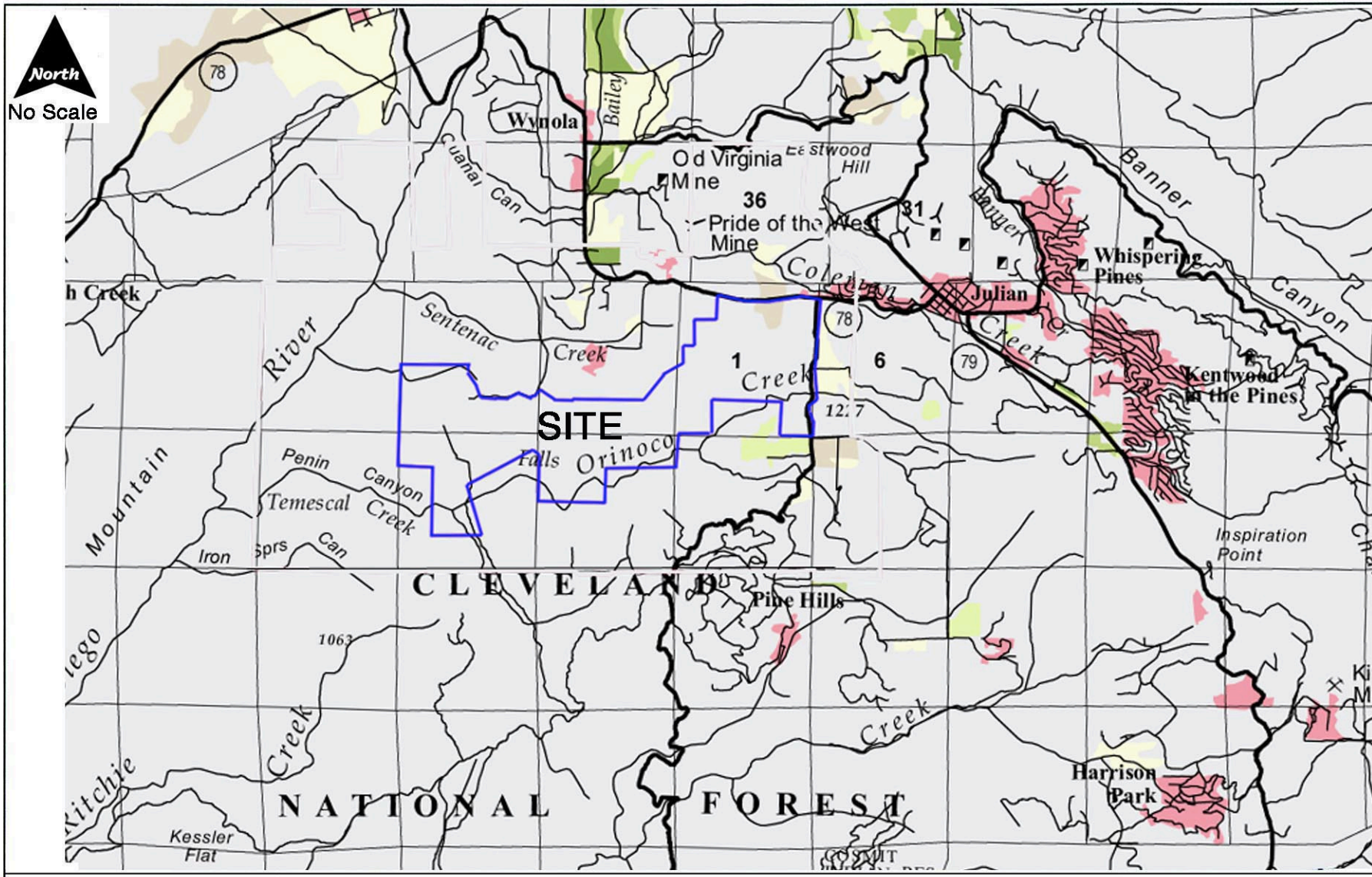


Figure 4

Site on Farmland Mapping and Monitoring Program Map

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PRIME FARMLAND

LAND WITH THE BEST COMBINATION OF PHYSICAL AND CHEMICAL CHARACTERISTICS ABLE TO SUSTAIN LONG TERM PRODUCTION OF AGRICULTURAL CROPS. THIS LAND MUST HAVE BEEN USED FOR PRODUCTION OF IRRIGATED CROPS AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.

FARMLAND OF STATEWIDE IMPORTANCE

LAND WITH A GOOD COMBINATION OF PHYSICAL AND CHEMICAL CHARACTERISTICS FOR AGRICULTURAL PRODUCTION, HAVING ONLY MINOR SHORTCOMINGS, SUCH AS LESS ABILITY TO STORE SOIL MOISTURE, COMPARED TO PRIME FARMLAND. THIS LAND MUST HAVE BEEN USED FOR PRODUCTION OF IRRIGATED CROPS AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.

UNIQUE FARMLAND

LAND USED FOR PRODUCTION OF THE STATE'S MAJOR CROPS ON SOILS NOT QUALIFYING FOR PRIME OR STATEWIDE IMPORTANCE. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED FRUITS AND VEGETABLES AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA.

FARMLAND OF LOCAL IMPORTANCE

LAND THAT MEETS ALL THE CHARACTERISTICS OF PRIME AND STATEWIDE, WITH THE EXCEPTION OF IRRIGATION.
FARMLANDS NOT COVERED BY THE ABOVE CATEGORIES BUT ARE OF SIGNIFICANT ECONOMIC IMPORTANCE TO THE COUNTY. THEY HAVE A HISTORY OF GOOD PRODUCTION FOR LOCALLY ADAPTED CROPS. THE SOILS ARE GROUPED IN TYPES THAT ARE SUITABLE FOR TRUCK CROPS (SUCH AS TOMATOES, STRAWBERRIES, CUCUMBERS, POTATOES, CELERY, SQUASH, ROMAINE LETTUCE, AND CAULIFLOWER) AND SOILS SUITED FOR ORCHARD CROPS (AVOCADOS AND CITRUS).

GRAZING LAND

LAND ON WHICH THE EXISTING VEGETATION IS SUITABLE FOR GRAZING OF LIVESTOCK. THE MINIMUM MAPPING UNIT FOR THIS CATEGORY IS 40 ACRES.

URBAN AND BUILT-UP LAND

RESIDENTIAL LAND WITH A DENSITY OF AT LEAST SIX UNITS PER TEN-ACRE PARCEL, AS WELL AS LAND USED FOR INDUSTRIAL AND COMMERCIAL PURPOSES, GOLF COURSES, LANDFILLS, AIRPORTS, SEWAGE TREATMENT, AND WATER CONTROL STRUCTURES.

OTHER LAND

LAND WHICH DOES NOT MEET THE CRITERIA OF ANY OTHER CATEGORY. COMMON EXAMPLES INCLUDE LOW-DENSITY RURAL DEVELOPMENTS, WETLANDS, DENSE BRUSH AND TIMBERLANDS, GRAVEL PITS, AND SMALL WATER BODIES.

WATER

PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.

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Farmland Mapping and Monitoring Program Map Legend

Figure 5

Consolidated Project Alternative on Soils Map

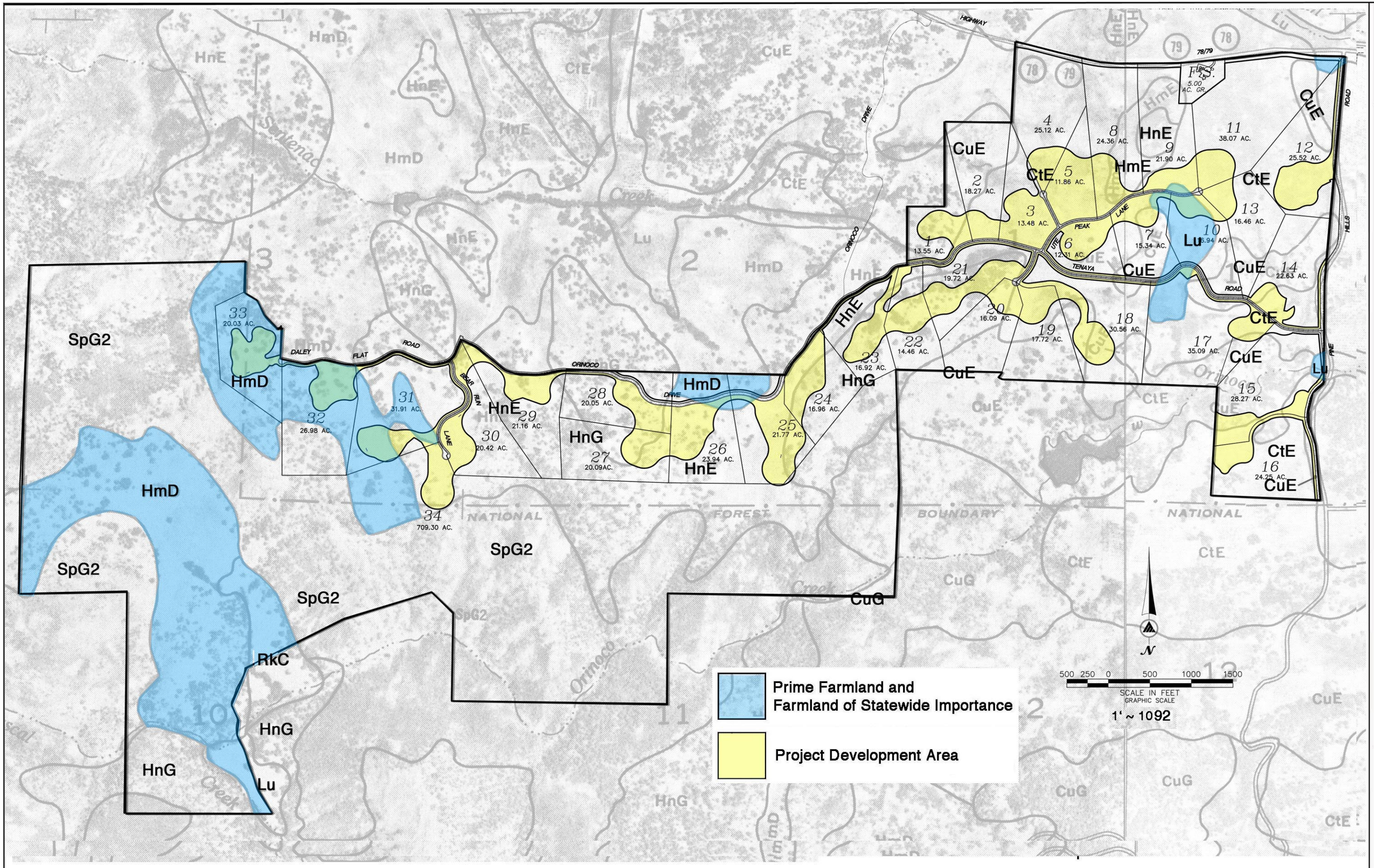

Figure 6

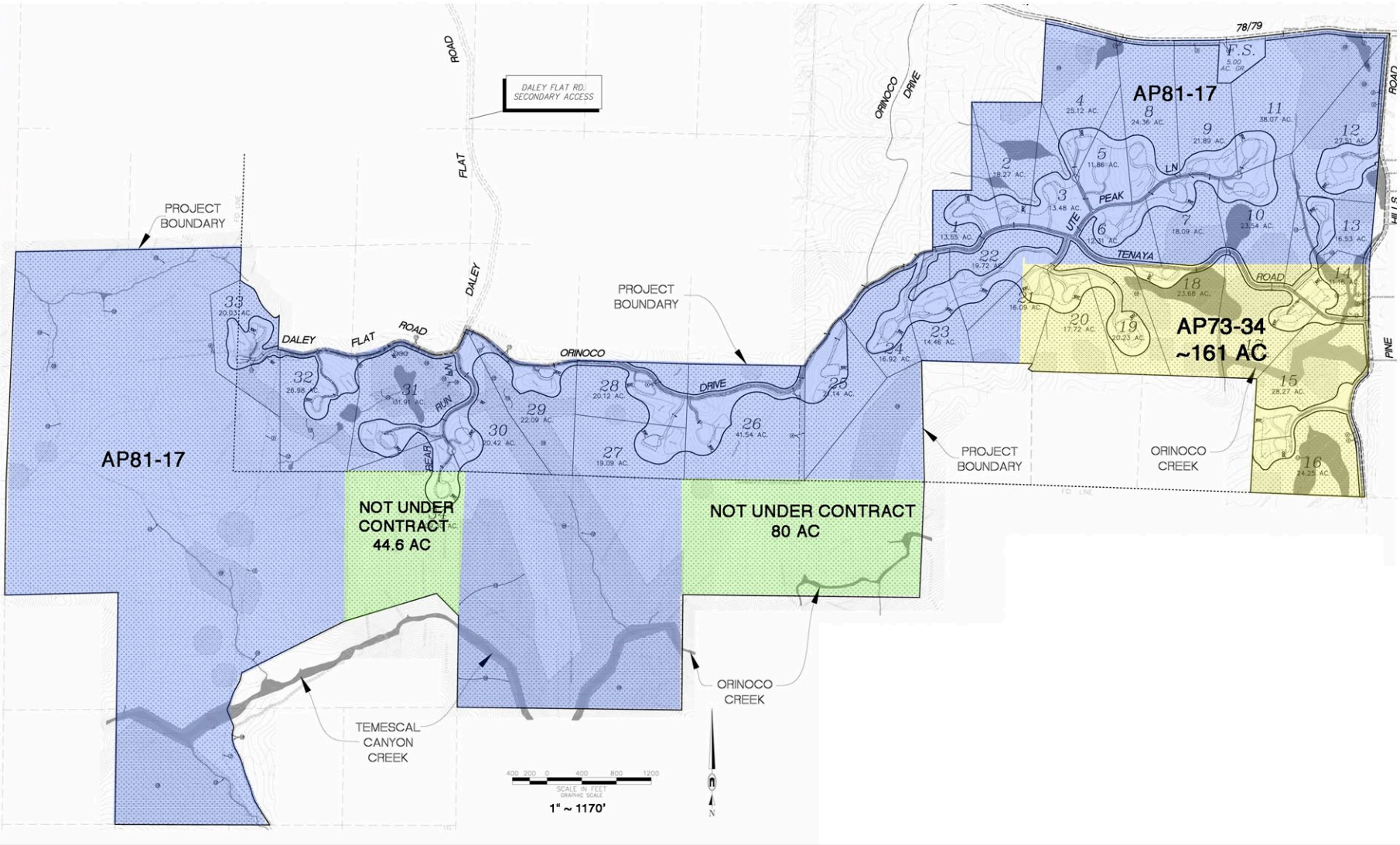

Figure 7

F-7

Williamson Act Contracts on Consolidated Project Alternative

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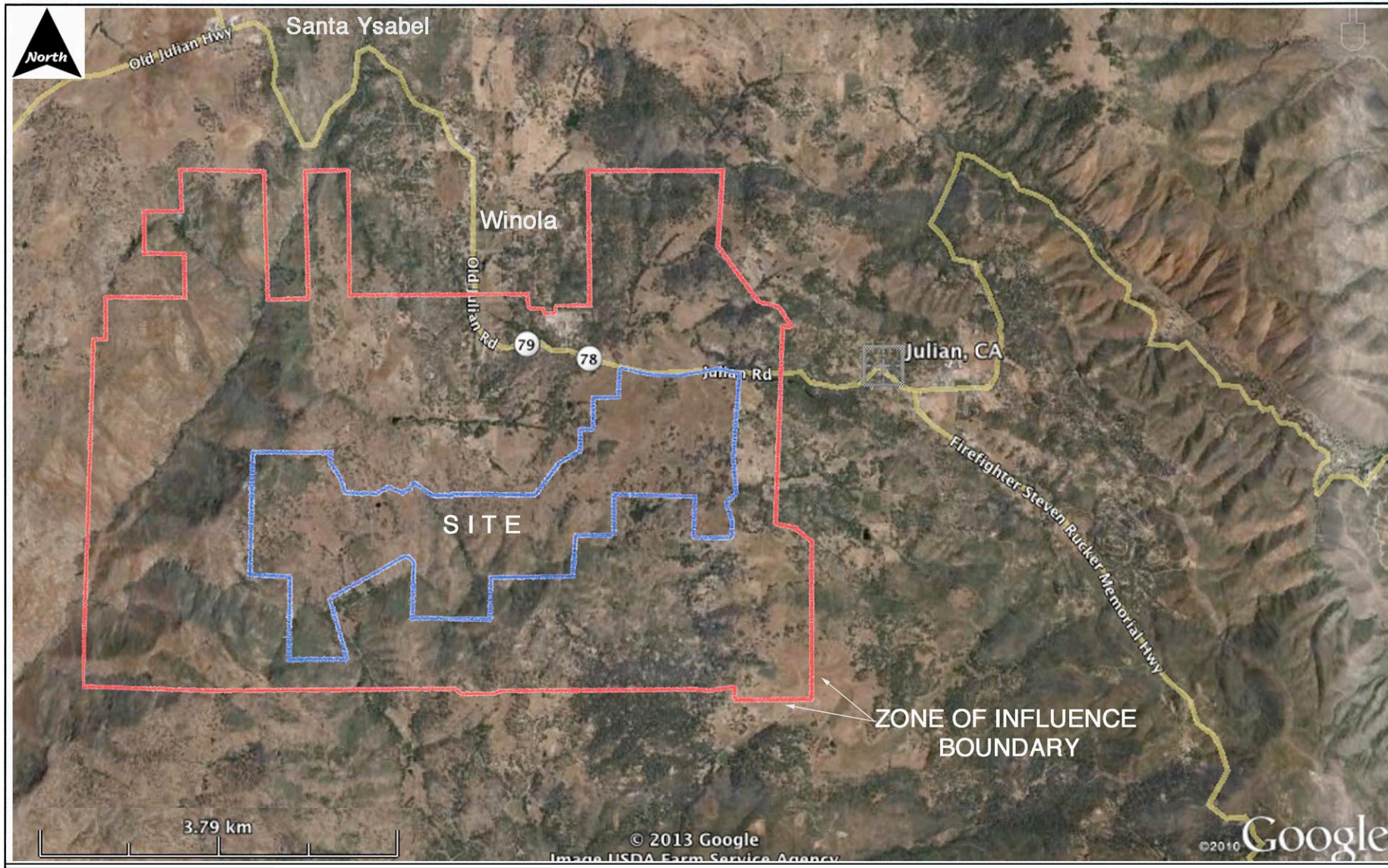

Figure 8

F-8

Zone of Influence on Aerial Photograph

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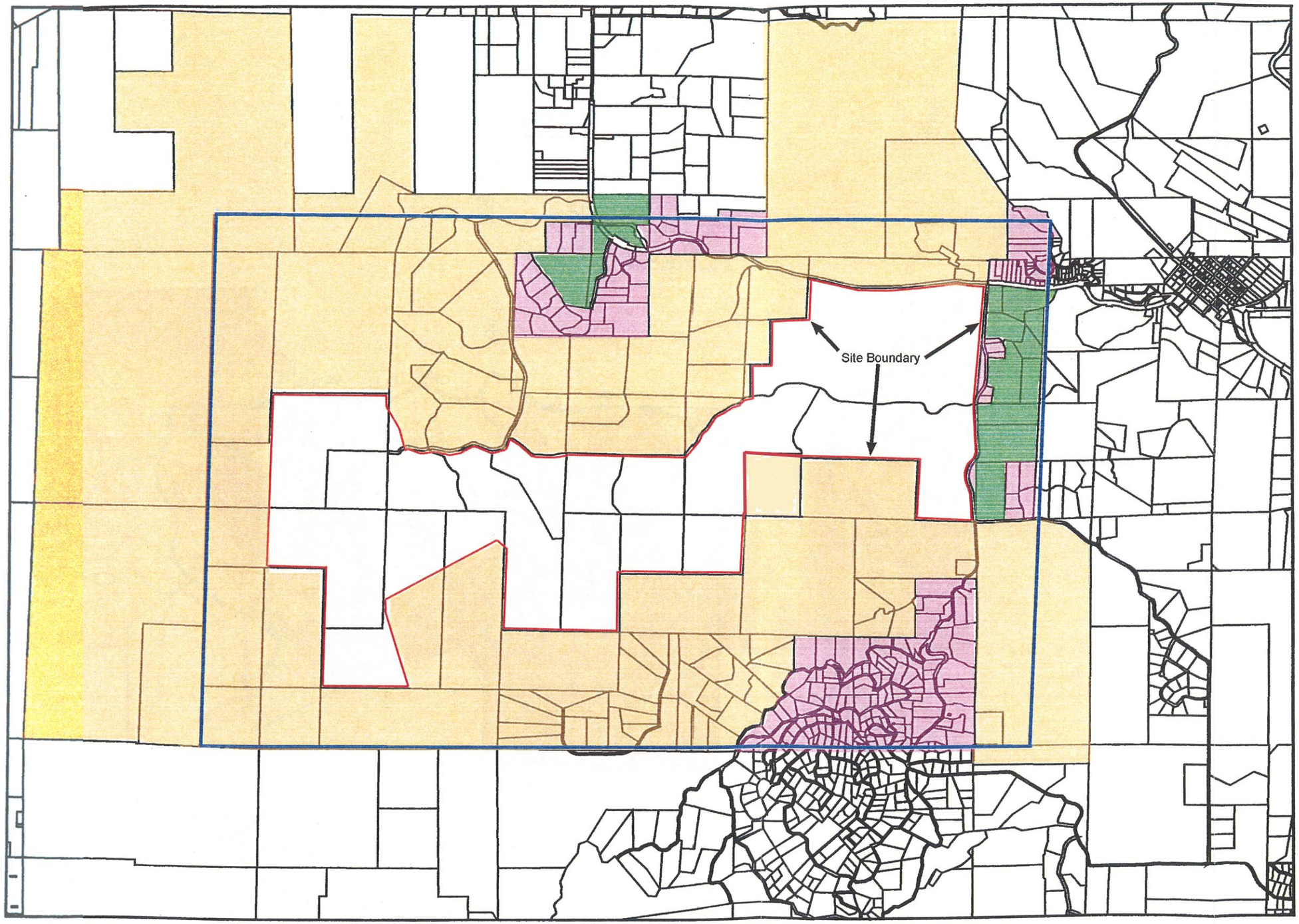
North

1" ~ 2300'



TM 5312
Hoskings Ranch

Quarter Mile Sphere of Influen Line

Catagories and Acres

4753.2 Protected Resou Land

184.3 Agricultural Land

492.6 Residential

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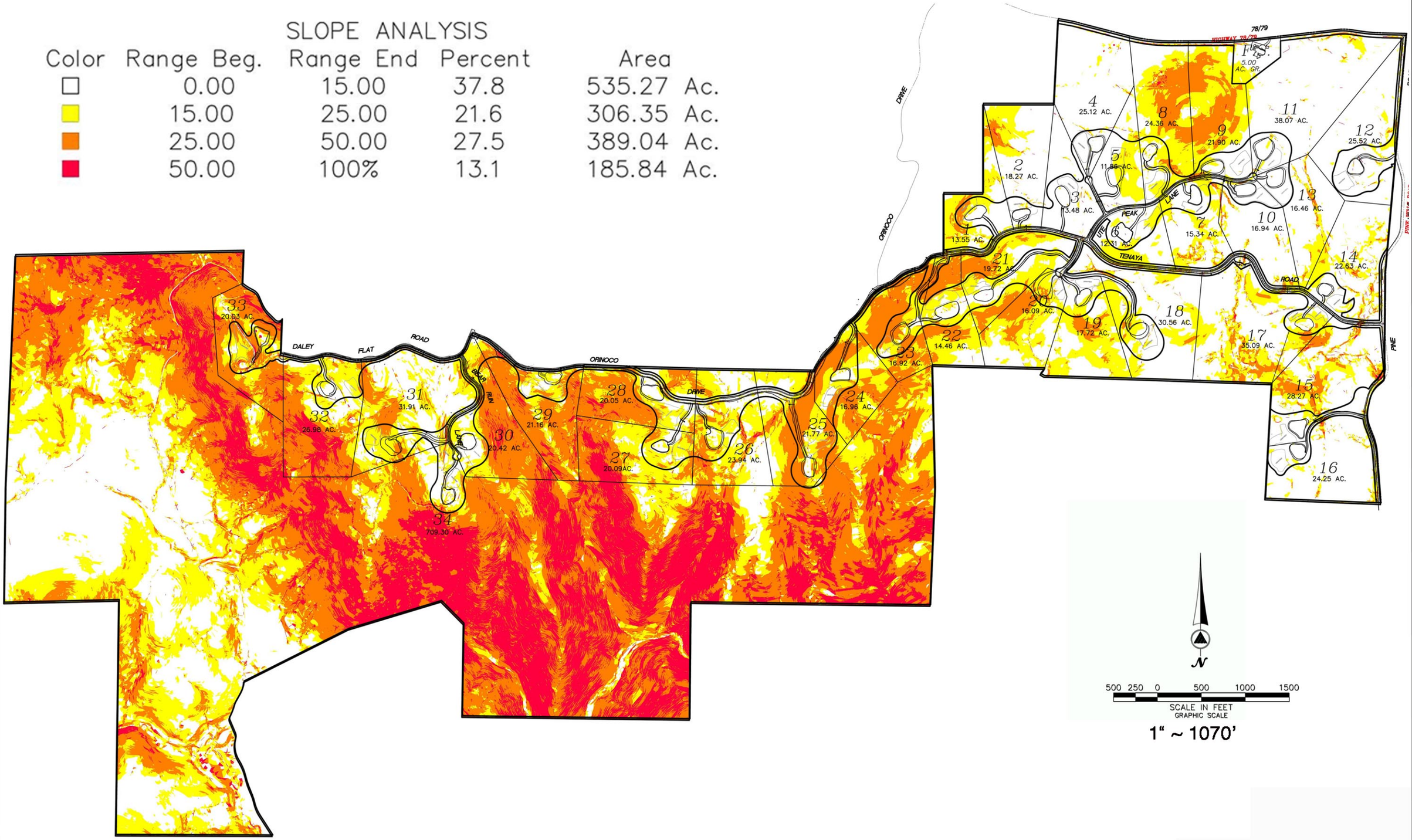
Zone of Influence Parcels

Figure 9

SLOPE ANALYSIS

Color	Range Beg.	Range End	Percent	Area
□	0.00	15.00	37.8	535.27 Ac.
	15.00	25.00	21.6	306.35 Ac.
	25.00	50.00	27.5	389.04 Ac.
	50.00	100%	13.1	185.84 Ac.



N

500 250 0 500 1000 1500

SCALE IN FEET
GRAPHIC SCALE

1" ~ 1070'

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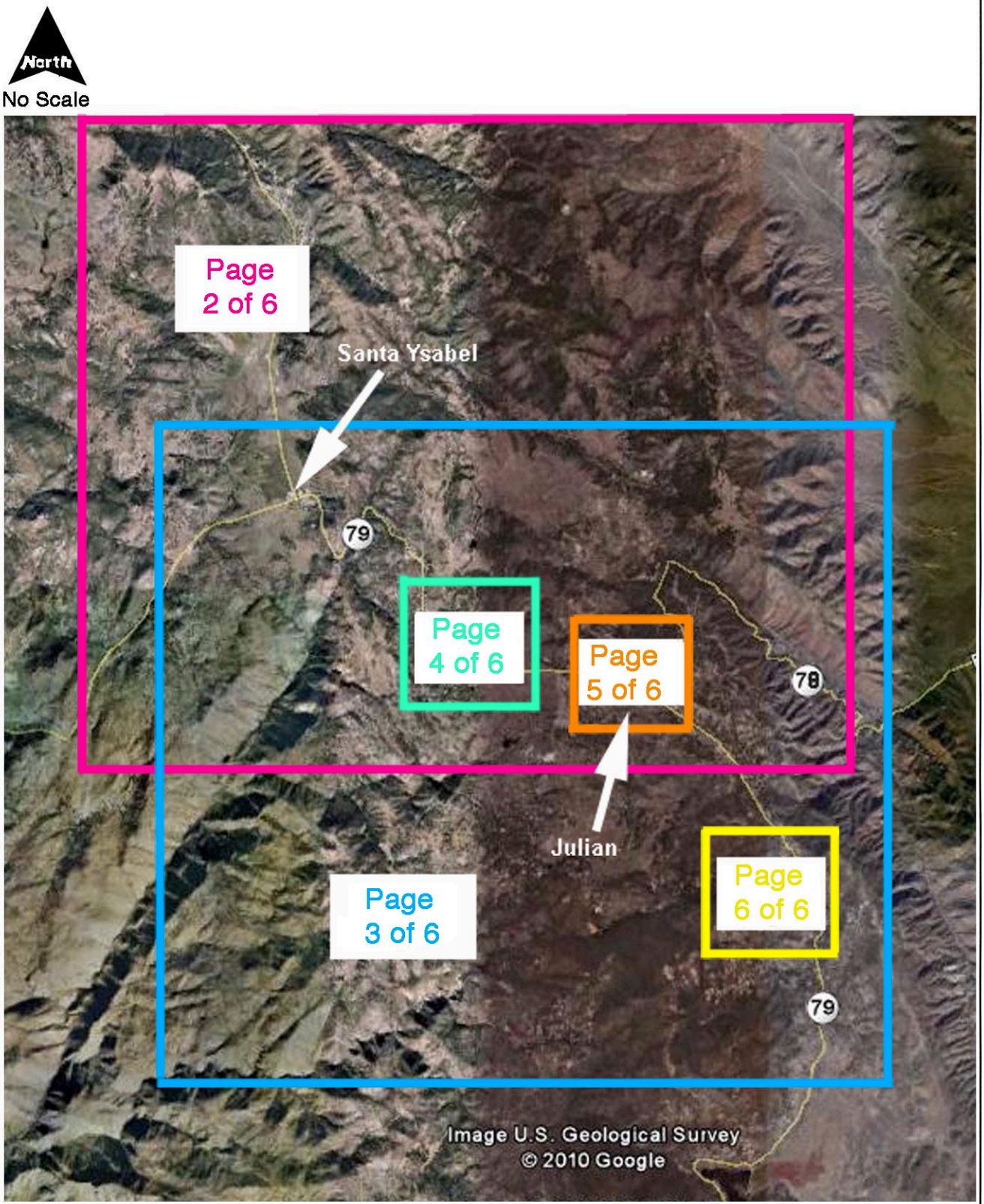
Slope Analysis on Consolidated Project Alternative

Figure 10

MASSON & ASSOCIATES, INC
200 East Washington Avenue, Suite 2
Escondido, CA 92025 P. 760.741.35
www.masson-assoc.co



TRS CONSULTANTS

Master Cumulative Impacts Map

Figure 11
Page 1 of 6
F-11

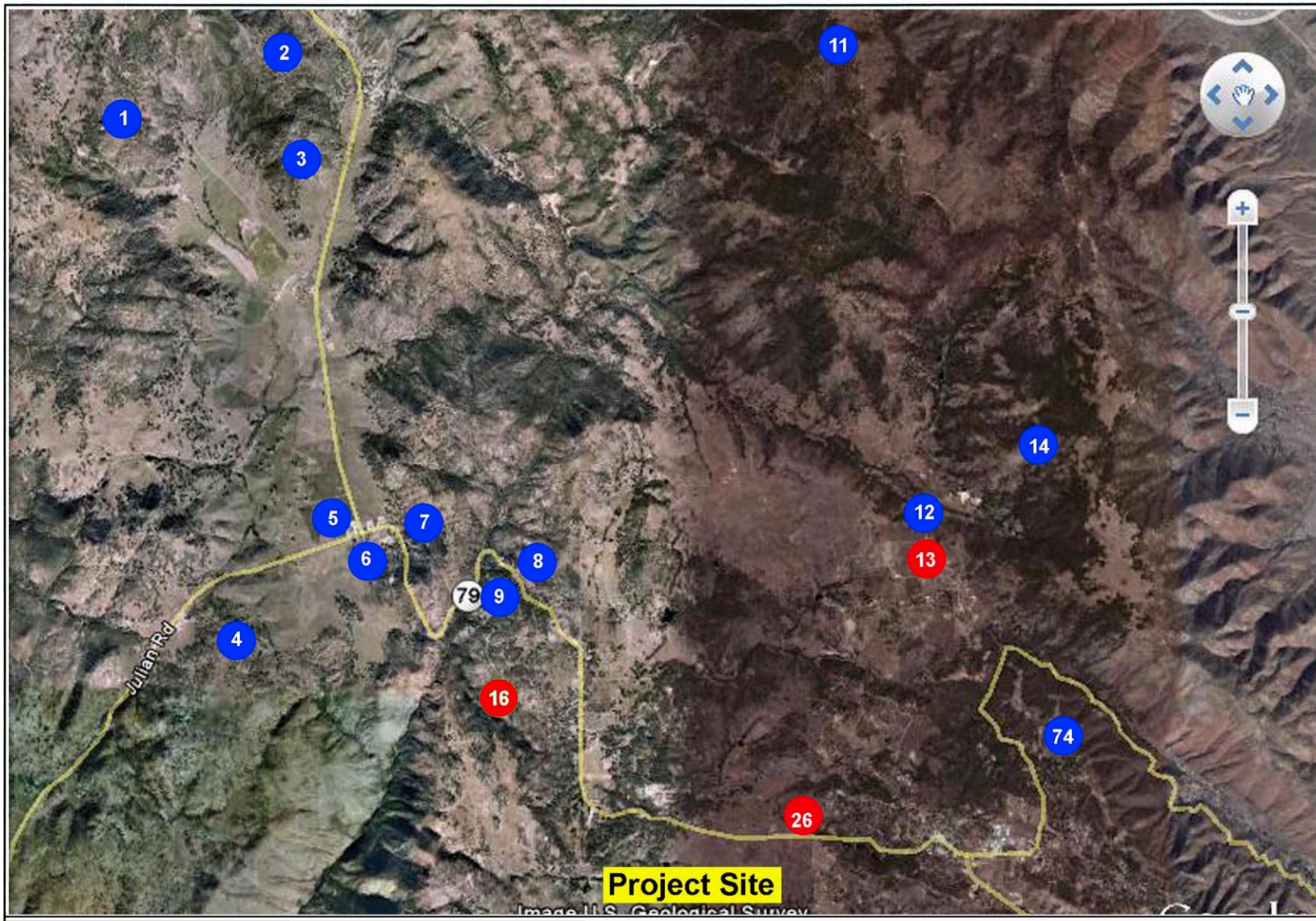
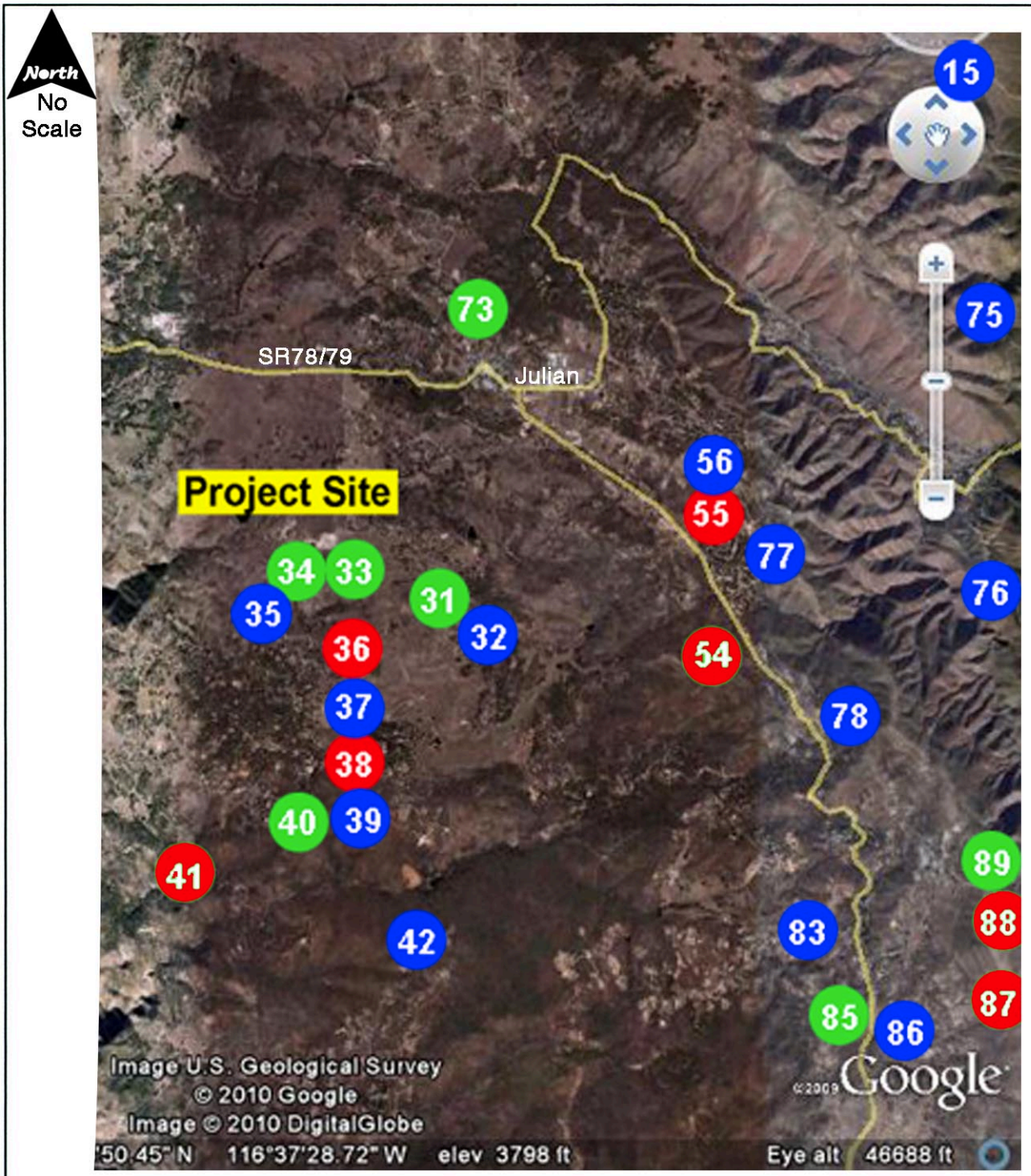


Figure 11
Page 2 of 6
F-11

Cumulative Impact

TRS CONSULTANTS



LEGEND

NO IMPACT

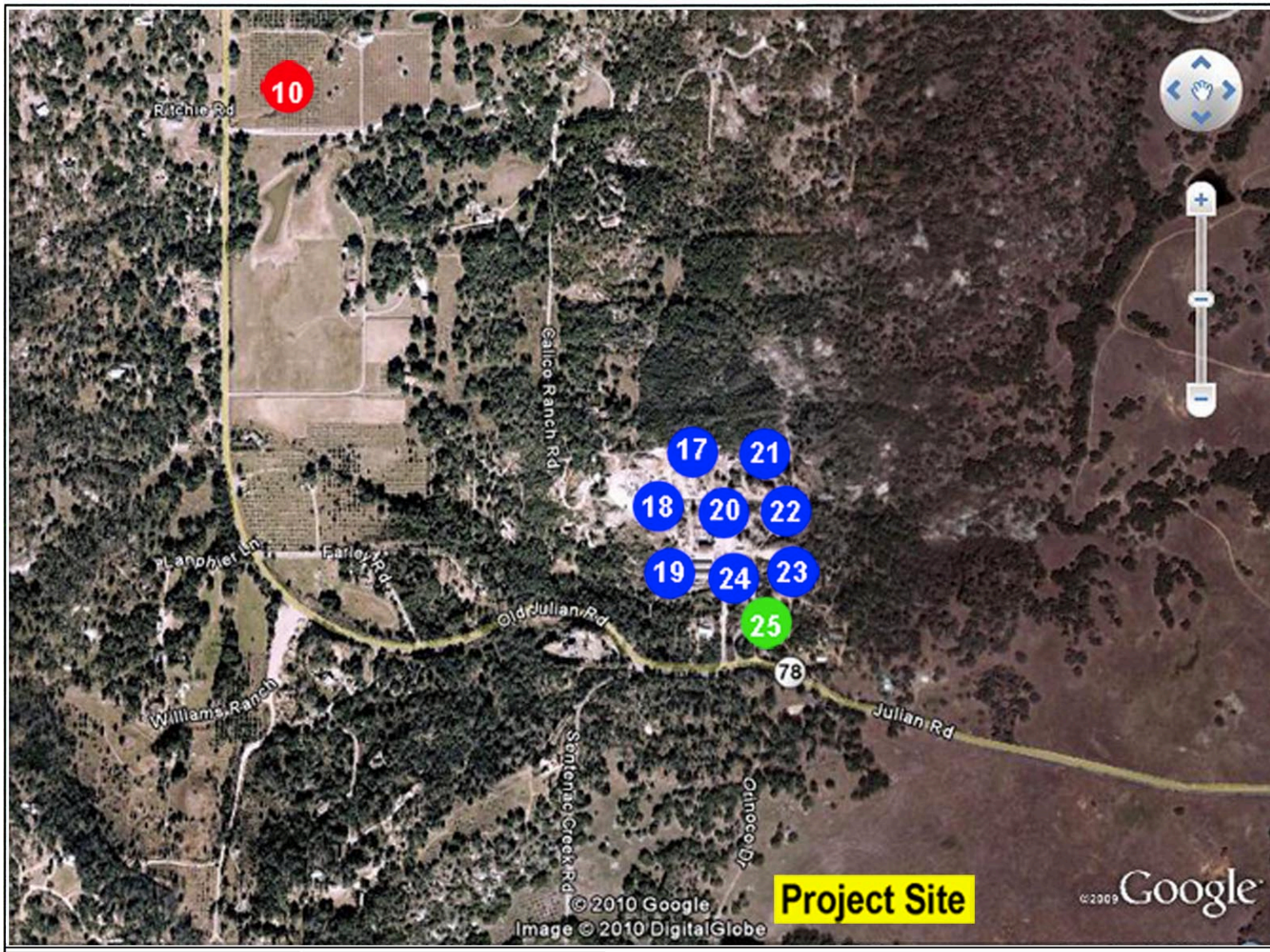
POSSIBLE CUMULATIVE IMPACT

NO CUMULATIVE IMPACT

TRS CONSULTANTS

Cumulative Impact Map

Figure 11



LEGEND

No Impact

Possible Cumulative Impact

No Cumulative Impact

North

No Scale

Figure 11

Page 4 of 6

F-11

Cumulative Impact

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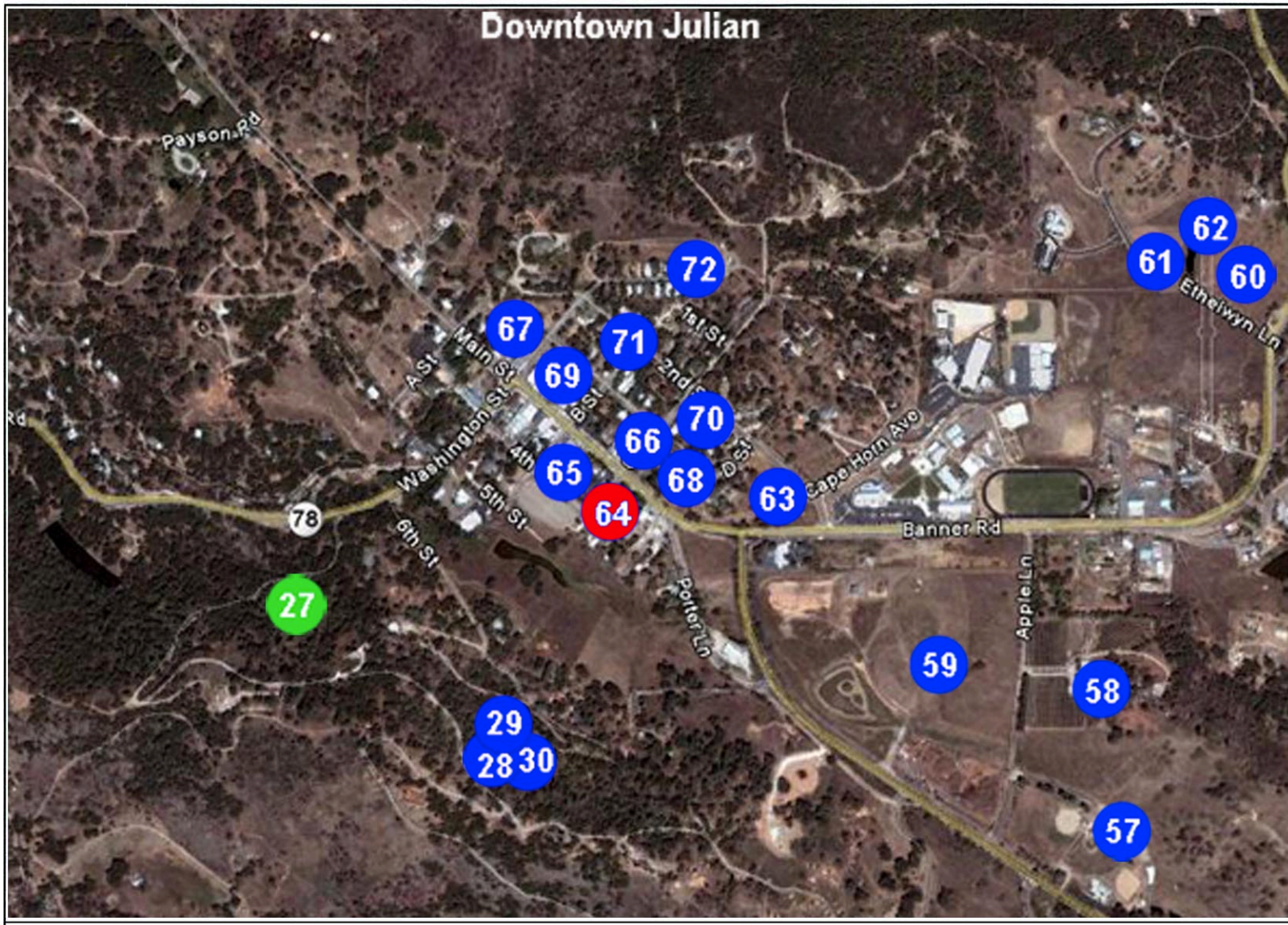

Figure 11
Page 5 of 6
F-11

Cumulative Impact Map

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Figure 11
Page 6 of 6
F-11

Cumulative Impact Map

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LEGEND

Fencing Outlines

Proposed Fencing
Not to be Fenced

Existing Open Space Easement

RPO Wetlands

Development Area

Rare Plants to be Fenced

San Diego Milk Vetch
(entirely within proposed wetland buffer fencing)

Cuyamaca Meadowfoam
(entirely within proposed wetland buffer fencing)

EXIST. DALEY FLAT RD.
PM# 12619

PROJECT BOUNDARY

Proposed Open Space

POTENTIAL GRAZING AREA

TEMESCAL CANYON CREEK

ORINOCO CREEK

PROJECT BOUNDARY

Proposed Open Space

PROJECT BOUNDARY

ORINOCO CREEK

SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT IS RESTRICTED BY EASEMENT.

FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE REF. 99-08-032A

Typical Open Space Sign to be placed on Proposed Fencing at 100' Intervals Adjacent to Development Area Only

400 200 0 400 800 1200
SCALE IN FEET
GRAPHIC SCALE

1" ~ 1170'

N

500 250 0 500 1000 1500
SCALE IN FEET
GRAPHIC SCALE

MASSON & ASSOCIATES, INC.
200 East Washington Avenue, Suite 200
Escondido, CA 92025 P: 760.741.3570
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Planning ▲ Engineering ▲ Surveying ▲ Telecom

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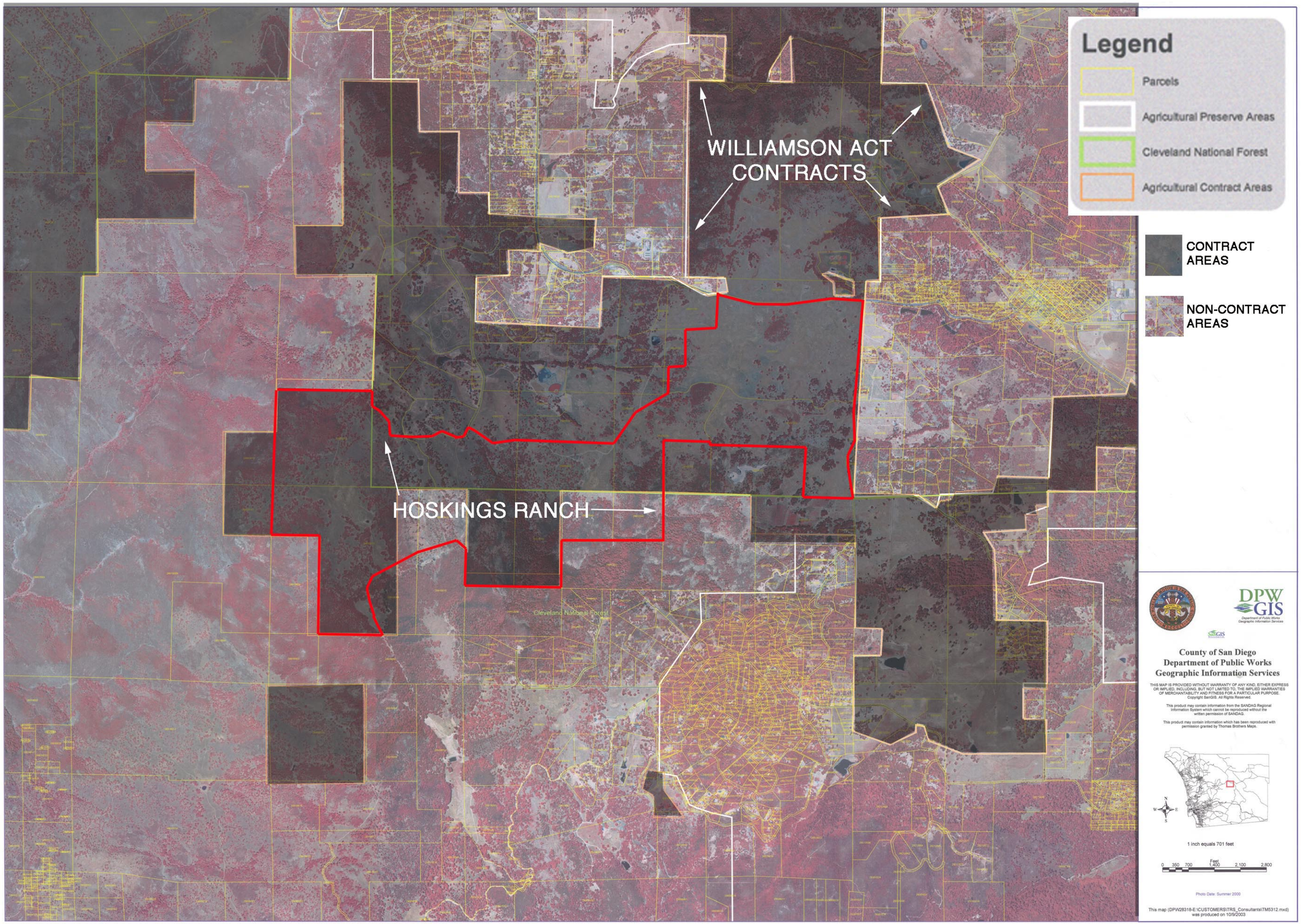
Open Space, Signage and Fencing Plan Consolidated Project Alternative

Figure 12



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Williamson Act Properties in the Project Area

Figure 13

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TM 5312
Soil Quality Matrix

Table 1

Soil Quality Matrix							
	Column A	Column B	Column C	Column D	Column E	Column F	Column G
	Soil Type	Size of project site (acreage)	Unavailable for agricultural use	Available for agricultural use	Proportion of project site	Is soil candidate for prime farmland or farmland of statewide significance? (Yes=1, No=0)	Multiply Column E x Column F
Row 1	CtE	276.7	11.2	265.5	0.19	0	0
Row 2	CuE	117.9	1.6	116.3	0.08	0	0
Row 3	CuG	22.4	0	22.4	0.02	0	0
Row 4	HmD	208.5	11.3	197.2	0.14	1	0.14
Row 5	HmE	14.1	0	14.1	0.01	0	0
Row 6	HnE	180.7	9.9	170.8	0.12	0	0
Row 7	HnG	117.3	2.3	115.0	0.08	0	0
Row 8	Lu	19.3	1.8	17.5	0.01	1	0.01
Row 9	RkC	16.2	2.5	13.7	0.01	1	0.01
Row 10	SpG2	443.4	3.6	439.8	0.32	0	0
Row 11	**Total**	1416.5	**Total**	1372.3			
Row 12						***Soil Quality Matrix Score***	***0.16***

Source: Guidelines for Determining Significance, Agricultural Resources, DPLU 3/19/07

TM 5312
LARA Model Factor Ratings

LARA Model Factor Ratings			
	LARA Model Rating		
	High	Moderate	Low
Required Factors			
Climate		X	
Water			X
Soil Quality		X	
Complementary Factors			
Surrounding Land Uses	X		
Land Use Consistency			X
Slope			X

Source: Guidelines for Determining Significance, Agricultural Resources, DPLU 3/19/07

Table 2

TM 5312
Cumulative Projects List

Table 3

#	Fig.** corresponding #	Project Number	Project Name	Agricultural Use Onsite	Important Agricultural Resource? Prime Farmland (PF) Farmland of Statewide Importance (FSI)	Indirect Impact Estimate (Acres)	Direct Impact Estimate (Acres)
1	10	MUP 98-003	Spencer Winery-add'l winery bldg.	Vineyard	PF	0 (adds ag)	0 (adds ag)
2	13	MUP 98-011	Jenkins Winery-change roof style	Winery	FSI	0	0
3	16	TPM 20863	Hoskings Rch Rd	None	No	0	0
4	25	MUP 77-138	Julian Propane	None	No	0	0
5	26	MUP 77-113	Julian Sanitation Dist.	None	FSI	0	2
6	27	Site Plan 00-018	Straub	None	No	0	0
7	31	ZAP 05-014	Austin 2nd Dwelling	None	No	0	0
8	33	ZAP 07-010	Sloan Star Oaks B&B	None	No	0	0
9	34	AD 99-022	Fisch	None	No	0	0
10	36	TPM 19932	Ortega	None	FSI	0	3
11	38	MUP 75-083	YMCA Camp Marston	None	PF	0	4
12	40	MUP mod/dev 68-084	Lakeside Prebyterian	None	No	0	0
13	41	MUP mod/dev 72-460	Grl Sct. Cmp. Winacka	None	No	0	0
14	43	Site Plan 02-029	Behen	None	No	0	0
15	45	Site Plan 03-034	Brown Family Trust	None	No	0	0
16	46	Site Plan 03-059	Rose Steadman	None	No	0	0
17	47	Site Plan 07-017	Edinger Family	None	No	0	0
18	48	Site Plan 01-028	Brown Residence	None	No	0	0
19	49	Site Plan mod/dev 01-049	Gallo	None	No	0	0
20	50	Site Plan 02-043	Ruffel & Morris	None	No	0	0
21	51	Site Plan 02-045	Jones	None	No	0	0
22	52	Site Plan 07-045	Wardle	None	No	0	0
23	54	TPM 20253	Sauter	None	No	0	0
24	55	Site Plan 10-004	Julian/Cuy. Fire Sta.	None	FSI	0	2
25	73	MUP 72-469	Manley Minor Deviation	None	No	0	0
26	79	Site Plan 03-046	NailZone Cingular	None	No	0	0
27	80	Site Plan 02-041	Robinson	None	No	0	0
28	81	Site Plan 05-011	Page Residence	None	No	0	0
29	82	MUP mod/dev 85-078	Catholic Conf. Site	None	No	0	0
30	84	MUP 97-005	Red Horse Winery	Winery	No	0	0
31	85	ZAP 01-102	Lundie 2nd DU	None	No	0	0
32	87	TPM 20571	Learn Subdivision	None	No	0	0
33	88	TPM 20474	Klucewich	None	No	0	0
34	89	MUP 82-081	Great Outdoor American Adv.	None	No	0	0
35	90	TM 4489	Julian Estates	None	No	0	0
					TOTAL	**0**	**11**

#	Fig.** corresponding #	Project Number - Name	Reason for Determination of No Agricultural Impact
1	1	TM 5526 – Los Robles Rch	Withdrawn
2	2	MUP 06-096 – Mesa Grande/Vista Towers	Wireless facility (accessory use) [1]
3	3	MUP 06-036 – Santa Ysabel/Nextel	Wireless facility (accessory use) [1]
4	4	Santa Ysabel Vista Towers Wireless Facility	Wireless facility (accessory use) [1]
5	5	STP 88-152 – Julian Pie Company	Town center urban area
6	6	R 99-014 – Dudley's Bakery	Town center urban area
7	7	BA 99-0117 – Vedova	Boundary adjustment [1]
8	8	MUP 06-065 – Durbin Residence	Wireless facility (accessory use) [1]
9	9	AD 10-007 – Robinson 2nd Dwelling Unit	Withdrawn
10	11	MUP 08-046 – Rutherford Peak Cell	Wireless facility (accessory use) [1]
11	12	MUP 06-054 – SS706 Farmers Road	Wireless facility (accessory use) [1]
12	14	MUP mod/dev 72-490-05 – Camp Cedar Glen	Replace existing old cabins and bldgs
13	15	BA 00-0245 – Edwards/Thompson	Boundary adjustment [1]
14	17	ZAP 06-017 – ATC Julian West	Withdrawn
15	18	ZAP 05-023-01 – American Tower Corp.	Boundary adjustment [1]
16	19	ZAP 01-029 – SBA ZAP	Withdrawn
17	20	ZAP 00-032 – SBA ZAP	Withdrawn
18	21	MUP 06-016 – Verizon Witch Creek	Wireless facility (accessory use) [1]
19	22	ZAP 05-023 - Orinoco Creek	Wireless facility (accessory use) [1]
20	23	MUP 03-059 – Golden Chariot Towing	Located in Jacumba but appears on Julian map
21	24	MUP 05-037 – Julian Radio Tower	Withdrawn
22	28	MUP mod/dev 00-090-04 – AT&T Mobility LLC	Modification of existing cell tower [1]
23	29	ZAP 00-090 – SBA Julian	Wireless facility (accessory use) [1]
24	30	ZAP 00-090-30 mod/dev – T_Mobile Monopine	Modification of existing cell tower [1]
25	32	ZAP 02-034 – Kenneth Gray	Wireless facility (accessory use) [1]
26	35	AD 09-021 – Seger 2nd Dwelling Unit	Replace 2nd dwelling lost in 2003 Cedar Fire
27	37	BA 01-0042 – Daniels	Boundary adjustment [1]
28	39	ZAP 08-002 – Pine Hills Water Co.	Withdrawn
29	42	AD 10-016 – Sentre Partners	Administrative permit - agricultural clearing
30	44	AD 03-040 – Brown Family Trust	Administrative permit
31	53	STP mod/dev – Drewery Residence	Minor deviation to add basement to existing residence
32	56	AD 05-029 – Hallahan Barn	Oversize barn to replace original bldg lost in 2003 Cedar Fire
33	57	MUP 01-023- Jess Martin Co. Park	Downtown urban area of Julian
34	58	STP 07-032 – JCFPD Fire Station	Withdrawn
35	59	Site Plan 99-017- Mushet	Downtown urban area of Julian

[1] per Guidelines for Determining Significance, Agricultural Resources, Section 4.2.1

CONSULTANTS

TM 5312
Cumulative Projects That Do Not Substantially Impair Viability of Surrounding Agriculture

Table 4

#	Fig.** corresponding #	Project Number - Name	Reason for Determination of No Agricultural Impact
36	60	BA 02-0083 – Julian Union Sch. Dist.	Boundary adjustment[1]
37	61	MUP 90-034	Downtown urban area of Julian
38	62	MUP 02-003	Downtown urban area of Julian
39	63	Site Plan 01-053	Downtown urban area of Julian
40	64	Site Plan 03-015- Leroux	Downtown urban area of Julian
41	65	Site Plan mod/dev 96-032-01- Campbell	Downtown urban area of Julian
42	66	ZAP 01-010- Leroux	Downtown urban area of Julian
43	67	Site Plan 79-053	Downtown urban area of Julian
44	68	ZAP 02-010	Downtown urban area of Julian
45	69	ZAP 00-031	Downtown urban area of Julian
46	70	Site Plan 00-077	Downtown urban area of Julian
47	71	ZAP 00-044- Verizon	Downtown urban area of Julian
48	72	ZAP 92-005- JM Consulting	Downtown urban area of Julian
49	74	ZAP mod/dev 00-58-02,03 – Nextel Banner	Wireless facility (accessory use)[1]
50	75	BA 00-0245 – Edwards/Thompson	Boundary adjustment[1]
51	76	MUP 06-046 – Banner/Nextel	Wireless facility (accessory use)[1]
52	77	ZAP 02-080 – Siem	Withdrawn
53	78	MUP 01-15 – Compass Telecom Hwy 79	Wireless facility (accessory use)[1]
54	83	MUP 06-097 – Sprint-Nextel Picacho	Wireless facility (accessory use)[1]
55	86	BA 97-0069 – Wynn/Peterman/McVicker Eng.	Boundary adjustment[1]

[1] per Guidelines for Determining Significance, Agricultural Resources, Section 4.2.1

CONSULTANTS

TM 5312
Cumulative Projects That Do Not Substantially Impair Viability of Surrounding Agriculture

Table 4

Attachment A

3.1 LARA Model Instructions[6]

Application of the LARA model is intended for use in evaluating the importance of agricultural resources when it is determined that a discretionary project could adversely impact agricultural resources located onsite. The LARA model takes into account the following factors in determining importance of the agricultural resource:

Required Factors:	**Complementary Factors:**
Water	Surrounding Land Uses
Climate	Land Use Consistency
Soil Quality	Topography

Directions for determining the rating for each LARA model factor are provided in sections 3.1.1 through 3.1.6 of this document. Upon rating each factor, it is necessary to refer to Table 2, Interpretation of LARA Model Results, to determine the agricultural importance of the site.

Table 2. Interpretation of LARA Model Results

LARA Model Results			**LARA Model Interpretation**
Possible Scenarios	**Required Factors**	**Complementary Factors**	
Scenario 1	All three factors rated high	At least one factor rated high or moderate	The site is an important agricultural resource
Scenario 2	Two factors rated high, one factor rated moderate	At least two factors rated high or moderate	
Scenario 3	One factor rated high, two factors rated moderate	At least two factors rated high	
Scenario 4	All factors rated moderate	All factors rated high	
Scenario 5	At least one factor rated low importance	N/A	The site is *not* an important agricultural resource
Scenario 6	All other model results		

Data Availability

To complete the LARA model, various data sources are needed. The most efficient approach to completing the model is through analysis within a GIS. To facilitate this approach, the GIS data layers required to complete the LARA model are available upon request from DPLU. Available data sources include: groundwater aquifer type, Generalized Western Plantclimate Zones or "Sunset Zones", and Prime Farmland and

[6] Various data sources referenced in this document are available from DPLU in hard copy format (maps) or in digital format for use within a Geographic Information System (GIS). Obtaining various data sources will be required to determine the importance of the resource.

Farmland of Statewide Importance soil candidates. Other data sources are available from the SANGIS webpage at http://www.sangis.org/.

3.1.1 Water

The water rating is based on a combination of a site's CWA service status, the underlying groundwater aquifer type and the presence of a groundwater well (Table 3). Due to the variability of well yields and the potential for groundwater quality problems to adversely impact the viability of the well for agricultural purposes, the water factor allows for a reduction in the water rating based on site specific well yield and quality data, if that data is available (Table 4).

Table 3. Water Rating [7]

County Water Authority (CWA) Service Status	Groundwater Aquifer Type and Well Presence	Rating
Inside CWA service area with existing water infrastructure connections and a meter	Any groundwater aquifer type	High
Inside CWA service area with infrastructure connections to the site, but no meter has been installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	High*
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Moderate*
	The site is located on Fractured Crystalline Rock and has an existing well	Moderate*
	The site is located on Fractured Crystalline Rock, but has no existing well	Low*
Outside CWA or inside CWA but infrastructure connections are not available at the site and no meter is installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	Moderate*
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Low*
	The site is located on Fractured Crystalline Rock (with or without a well)	Low*
	The site is located in a Desert Basin (with or without a well)	Low*

*These water ratings may be reduced based on available groundwater quantity and quality information, in accordance with Table 4. If no additional groundwater quantity or quality data is available, the ratings above shall apply.

[7] If more than one underlying groundwater aquifer type exists at a site, usually the aquifer type that could produce the most water should be used to obtain the water rating. If it would be more reasonable to apply the rating based on the aquifer that would produce less water, a clear justification and reason for doing so must be provided.

Water Quality and Quantity Limitations

Site specific limitations to groundwater availability and quality exist and can lower the overall water rating of a site when data is available to support the limitation. Sites with imported water availability may not receive a lower water rating based on groundwater quality or yield data. Table 4 outlines potential water availability and quality limitations and the associated effect on the LARA model water rating.

Table 4. Groundwater Availability and Quality Effects on Water Rating

Groundwater Availability and Quality	Effect on Water Rating
The site has inadequate cumulative well yield (<1.9 GPM per acre of irrigated crops); TDS levels above 600 mg/L; or another documented agricultural water quality or quantity limitation exists	Reduces water rating by one level (i.e. from high to moderate or from moderate to low)

A determination of inadequate cumulative well yield as stated in Table 4 means that a site's well cannot produce at least enough water for each acre of irrigated crops at the site. At least 1.9 GPM is required per acre of irrigated crops, equating to production of 3 Acre Feet/Year (AFY) based on the following conversion factor: 1 AFY = 325,851 Gallons per Year / 365 days / 1440 minutes = 0.62 GPM. Cumulative well yield means that the combined yield of all wells on site may be summed to meet the required groundwater yield. As an example, if a site has 5 acres of irrigated crops, then production would need to be at least 9.5 GPM to produce enough water to irrigate the 5 acres, equating to approximately 15 AFY. If residence(s) exist on the project site, the groundwater analysis must demonstrate that an additional supply of 0.5 AFY can be achieved to account for residential water use associated with each existing onsite residence. To allow a reduction in the water quality score, TDS levels above 600 mg/L must be documented. If other documented water quality limitations exist that are not captured in the water quality measure of TDS, the water quality data must be provided and an associated water rating reduction justified. Although these requirements assume that water needs are consistent for a crop throughout the year while water requirements are typically higher in the dryer months, average annual required yield is used as the best available general measure of the adequacy of groundwater yields.

The quality and availability of imported water is not included as a factor to allow a reduction in the water rating due to an assumption that the MWD will continue to deliver water with the 500 mg/L TDS objective. However, it should be recognized that the degradation of the quality of Colorado River water is a known issue that could preclude the production of certain crops in the future. If in the future, the MWD is unable to meet their adopted water quality objectives, a similar reduction for imported water quality may need to be developed for consideration in the water score. Similarly, there is uncertainty regarding the continued future reliability of agricultural water deliveries based on various external issues that may affect local imported water supply such as protection of the Salton Sea and the stability of the Sacramento/San Joaquin Delta. As the impacts from external sources to local agricultural water deliveries become realized, the treatment of the water score in this document may need to be reevaluated.

Water Rating Explanation

Sites with availability of imported water always receive the highest water rating regardless of groundwater availability because the availability of imported water is essential for the long term viability of agriculture due to the limited natural rainfall and limited availability of groundwater resources in the County. Sites within the CWA service area that have no existing water meter, but that have water infrastructure connections to a site (in or near an adjacent street), are assigned a higher water rating than sites without existing water infrastructure connections. This is because the cost of extending off-site water infrastructure and obtaining a water meter is much higher than only obtaining a water meter and constructing onsite infrastructure connections to existing adjacent imported water infrastructure. Furthermore, the presence of existing imported water infrastructure adjacent to a site is a good indication that imported water is likely to become available to the site in the future (more likely than for a site far from infrastructure for imported water).

The underlying groundwater aquifer type and the presence of a well are two additional factors that affect the water rating. In general, sites underlain by an alluvial or sedimentary aquifer receive the highest ratings because these substrates have a much greater capacity to hold water than fractured crystalline rock. A site underlain by an alluvial or sedimentary aquifer with an existing well receives a higher rating than a site underlain by these geologic formations but having no existing well because of the cost associated with well installation. Well installation costs are added to the initial capital outlay required to begin an agricultural operation, thereby reducing the water rating if no well is present. The availability of groundwater in fractured crystalline rock is highly uncertain. However, a site underlain by fractured crystalline rock that has an existing well and is located adjacent to imported water infrastructure receives a moderate rating to take into account the cost of well installation, and the increased likelihood that imported water may become available at the site in the near future. Additionally, while groundwater yield in fractured crystalline rock is generally limited compared to other aquifer types, it can provide a good source of groundwater, especially in valley areas where there may be saturated residuum overlying the fractured crystalline rock. Sites with a well located on fractured crystalline rock, but without imported water infrastructure connections to the site, always receive a low rating because such sites would likely be reliant on a limited groundwater resource for the foreseeable future.

Nearly all agriculture in the desert basins is located in Borrego Valley, where documented groundwater overdraft conditions limit the long-term sustainability of agricultural use. A site located in a desert basin receives a low water rating due to the absence of imported water, and low groundwater recharge rates, which can easily result in groundwater overdraft conditions as documented in Borrego Valley, where extraction rates far exceed natural recharge. The Borrego Municipal Water District is taking measures to reduce water use in the basin through encouraging the fallowing of agricultural land. In addition, the County of San Diego requires proposed projects to mitigate for significant impacts to groundwater supply in accordance with CEQA. Mitigation may be achieved through the fallowing of agricultural land. These factors make preservation of agriculture in Borrego Valley infeasible in the long term when

considering the need to reduce overall groundwater use to protect the public health and the sustainability of the community.

Groundwater Quantity and Quality Explanation

The following discussion explains the reasoning behind the water rating reductions detailed in Table 4, Groundwater Availability and Quality Effects on Water Rating. The lack of a well with adequate yield (1.9 GPM for each acre of irrigated crops) reduces the water rating by one factor. This standard is based on the well yield needed to achieve production of 3 AFY per acre, an average crop irrigation requirement for crops produced locally (Table 5).

Table 5. Crop Water Use Averages

Crop	Typical Water Usage Per Acre (AFY)
Indoor Flowering and Foliage Plants	3-4
Ornamental Shrubs and Trees	3
Avocados	3
Bedding Plants	3
Cut Flowers	2-3
Tomatoes	2
Citrus	2.5-3
Poinsettias	3-4
Strawberries	3
Average	**3**

Source: UC Cooperative Extension, County of San Diego

A well with poor water quality (as measured by TDS levels above 600 mg/L or another documented water quality limitation) may reduce the water rating by one factor to account for agricultural limitations associated with using poor quality water for crop production. Groundwater with TDS concentrations above 600 mg/L is the guideline for allowing a reduction in the water factor based on available research on the effects of TDS on crop production, with specific focus on the effects on crops important to the San Diego region. In general, as TDS levels rise, water has diminishing value for agricultural use as it can restrict the range of crops that can be irrigated with the water and increases the cost of irrigation system maintenance.

According to the San Diego County Water Authority Agricultural Irrigation Water Management Plan, TDS levels above 500 mg/L are problematic for many of the subtropical crops produced in San Diego County, and TDS levels over 1,000 mg/l are virtually unusable for many of the subtropical crops grown here (2001). While TDS concentrations above 500 mg/L can be problematic for many subtropical crops, concentrations above 600 mg/L was selected as the guideline to take into account the already elevated TDS concentrations in imported water sources. Another study (Peterson, 1999) identified the TDS tolerance of selected crops. Field crops such as oat hay, wheat hay and barley were found to tolerate water with TDS levels up to 2,500

mg/L, but these are among the lowest value crops produced in the County. Strawberries were found to be intolerant to TDS levels greater than 500 mg/L; apples, grapes, potato, onion, and peppers slightly tolerant to TDS levels up to 800 mg/L; and cucumbers, tomatoes, and squash moderately tolerant to TDS levels up to 1,500 mg/L. The Florida Container Nursery BMP Guide prepared by the University of Florida Agricultural Extension (2006) identified TDS levels and the associated degree of problem that will be experienced for microirrigated container nursery production at different TDS levels. TDS of 525 mg/L or less was identified as producing no problems, TDS from 525 to 2100 mg/L having increasing problems, and TDS greater than 2100 mg/L having severe problems. High levels of TDS can be overcome through planting more salt resistant crops; however salt resistant crops are typically lower in value and would not produce the economic returns necessary to sustain a viable farming industry in San Diego County (high cost of production and land generally require production of high value crops). In general as TDS levels rise, crop yields decline, maintenance of irrigation systems becomes more difficult, and the range of crops (particularly high value crops) that can be supported is reduced.

In summary, TDS levels in groundwater above 600 mg/L substantially impair the water as a source of irrigation for agriculture, justifying a reduction in the water rating by one factor to account for the potential for reduced yields, increased difficulty in maintaining irrigation systems, and reduction in the range of crops that can be produced.

It is important to note that TDS is only one measure of water quality and does not differentiate between the various types of dissolved solids or contaminants that may be present in water. High levels of certain constituents can cause severe problems for agricultural production. For example, high chloride content can damage certain crops, while nitrates can cause problems for livestock. If specific documented limitations exist that reduce the viability of the water supply for agriculture, the water rating should be reduced. The quality of imported water is not considered because it is assumed that the MWD will deliver water with a maximum TDS of 500 mg/L, their adopted TDS objective for imported water deliveries.

3.1.2 Climate

Ratings associated with each Generalized Western Plantclimate Zone or "Sunset Zone" are included in Table 6, Climate Rating. The table identifies and describes each zone and justification for the associated rating.[8] Detailed descriptions of the Sunset Zones in San Diego County are included in Attachment B.

[8] All Sunset Zones in the County are not included in the table. Zone 22 is a small area that occurs entirely within Camp Pendleton, therefore no rating is assigned to this zone. Zone 24 is the maritime influenced zone. Only limited portions of unincorporated communities exist in this zone (County Islands in National City and the west Sweetwater area). Although this zone is valuable for certain high value crops, it is not assigned any importance rating due to the very small area of unincorporated land that occurs in this zone and the fact that the land is fully urbanized.

Table 6. Climate Rating

Climate (Sunset Zone) Description	Rating	Justification
Zone 23 represents thermal belts of the Coastal Areaclimate and is one of the most favorable for growing subtropical plants and most favorable for growing avocados. Zone 23 occurs in coastal incorporated cities and also occurs in the unincorporated communities of Fallbrook, Rainbow, Bonsall, San Dieguito, Lakeside, western portions of Crest and Valle De Oro, Spring Valley, Otay, and western portion of Jamul-Dulzura.	**High**	Zone 23 is rated high because this climate zone is the most favorable for growing some of the County's most productive crops. Year round mild temperatures allow year round production and the proximity to urban areas and infrastructure facilitates efficient delivery to market.
Zone 21 is an air drained thermal belt that is good for citrus and is the mildest zone that gets adequate winter chilling for some plants. Low temperatures range from 23 to 36 degrees F, with temperatures rarely dropping far below 30 degrees.	**High**	Zone 21 is rated high because of the mild year round temperatures and lack of freezing temperatures that allow year round production of high value crops. The importance of this zone is also related to the conversion pressure that exists due to urban encroachment. Preserving agriculture in Zone 21 is essential to maintain the high returns per acre that are common in this County. Climate is the essential factor that allows high value production. The loss of significant agricultural lands in Zone 21 would eventually relegate agriculture to areas further east where most of the County's high value crops cannot be viably produced. Zone 21 is also favorable due to its location close to urban areas and transportation infrastructure which facilitates product delivery to market.
Zone 20 is a cold air basin that may be dominated by coastal influence for a day, week or month and then may be dominated for similar periods of time by continental air. Over a 20 year period, winter lows in Zone 20 ranged from 28 to 23 degrees F.	**High**	Zone 20 occurs the Ramona area. Citrus groves are common in Zone 20 in addition to a concentration of animal agriculture operations and vineyards. Most of Zone 20 falls within the 89,000-acre Ramona Valley viticultural area which was designated as its own appellation in 2006 and contains 17 vineyards currently cultivating an estimated 45 acres of wine grapes. The distinguishing factors of the Ramona Valley viticultural area include its elevation, which contrasts with the surrounding areas, and climatic factors related to its elevation and inland location. Due to the favorable climate, proximity to urban areas, and its potential to become a more widely recognized viticultural area, Zone 20 is rated as a climate of high importance.
Zone 19 is prime for citrus, and most avocadoes and macadamia nuts can also be grown here.	**High**	Zone 19 is rated high due to the suitability for growing the County's high value crops and its location close to urban areas.

Zone 18 is a mountainous zone subject to frosts. Citrus can be grown in Zone 18, but frosts require the heating of orchards to reduce fruit loss. Zone 18 is the home of Julian's apple orchards.	**Moderate**	Zone 18 is assigned a medium rating due to its frost susceptibility, reducing its potential for supporting year round production and frost sensitive crops. However, the ability to produce crops that require winter chilling makes it a climate zone of moderate importance.
Zone 13 covers low elevation desert areas (considered subtropical) and is the most extensive of the County's desert Plantclimate zones. Zone 13 includes the extensive agricultural uses in the Borrego Valley.	**Moderate**	Zone 13 is assigned a moderate rating due to the temperature extremes characteristic of this zone. These temperature extremes exclude some of the subtropicals grown in Zones 22 to 24, however numerous subtropicals with high heat requirements thrive in this climate such as dates, grapefruit, and beaumontia and thevetia (ornamentals).
Zone 11 is located below the high elevation Zone 3 and above the subtropical desert Zone-13.	**Low**	Zone 11 is assigned a low climate rating due the agricultural hazards of the climate including late spring frosts and desert winds.
Zone 3 occurs in the high elevation Palomar Mountains in addition to high elevation areas east of the Tecate Divide. These are locations where snow can fall and wide swings in temperature occur.	**Low**	Most of these lands are pubic lands, reducing their potential for commercial agriculture. The wide swings in temperature, including freezing temperatures in winter make this zone of low importance agriculturally. This zone is also far from transportation infrastructure; an important consideration for crop delivery to market.

While it is anticipated that the climate ratings would normally not be modified, it is important to acknowledge that microclimate conditions do exist that cannot be captured in the Sunset Zone definitions. For example, topography can create certain microclimate conditions such as frost susceptibility that could downgrade the climate importance of a site to marginal if frost tolerant crops cannot be grown at the site. Any downgrading or upgrading of a climate rating must be accompanied by site specific climate data to support the modification, and any identified climate limitations must be based on the range of crops that could be viable at the site. For example, if frost sensitive crops are the only crop identified to be viable at the site and the site would be subject to frequent frosts, this should be documented and a lower rating may be applied. It is not anticipated that climate modifications would be commonly used given the diversity of crops that a site would usually be able to support.

Sunset Zones are used as a standard measure of climate suitability due to the variability of microclimate conditions that the Sunset zones take into account. Recognizing that the Sunset Zones were not developed as a tool to determine the suitability for commercial agricultural production, their use is not intended to determine suitability for specific crops, rather they are a measure of overall climate suitability for the typical agricultural commodities produced in San Diego County. For example, the Sunset Zone designations take into account the USDA hardiness rating which identifies the lowest temperature at which a plant will thrive. Sunset Zones start with the USDA hardiness zones and add the effects of summer heat in ranking plant suitability for an area. The American Horticulture Society (AHS) heat zone map ranks plants for suitability to heat, humidity and dryness. The AHS heat zone map was developed under the direction of

Dr. H. Marc Cathey, who was instrumental in the organization of the USDA Plant Hardiness Map. Each AHS heat zone has "heat days," those days with temperatures of 86° F or above. 86° F is the point at which some plants suffer damage to cellular proteins. The USDA plant hardiness zone maps and/or the AHS heat zone map may be used to supplement the Sunset Zone information if the Sunset Zone descriptions are not accurate.

3.1.3 Soil Quality

The project's soil quality rating is based on the presence of Prime Farmland Soils or Soils of Statewide Significance (Attachment C) that are available for agricultural use and that have been previously used for agriculture. Land covered by structures, roads, or other uses that would preclude the use of the land for agriculture, are not typically considered in the soil quality rating. To determine the soil quality rating, the soil types on the project site must be identified. The soils data for the project site must be entered into Table 7, Soil Quality Matrix as detailed in the steps below:

Step 1.
Identify the soil types that are on the project site. Enter each soil type in Rows 1 through 13 of Column A. If the site has more soil types than available rows, add additional rows as needed.

Step 2.
Calculate the acreage of each soil type that occurs on the project site and enter the acreage of each in Column B. Enter the total acreage in Row 14, Column B. This number should equal the total acreage of the project site.

Step 3.
Calculate the acreage of each soil type that is unavailable for agricultural use[9] and enter the total in the corresponding rows of Column C.

Step 4.
Subtract the values in Column C from the acreages of each soil type identified in Column B. Enter the result in Column D.

[9] Soils unavailable for agricultural use include: 1) lands with existing structures (paved roads, homes, etc.) that preclude the use of the soil for agriculture, 2) lands that have been disturbed by activities such as legal grading, compaction and/or placement of fill such that soil structure and quality have likely been compromised (e.g., unpaved roads and parking areas), 3) lands that are primarily a biological habitat type that have never been used for agriculture, and 4) lands constrained by biological conservation easements, biological preserve, or similar regulatory or legal exclusion that prohibits agricultural use. The distinction between agriculture and biological resources is not always clear because agricultural lands commonly support sensitive biological species. Agricultural lands that incidentally support sensitive species should still be considered an agricultural resource; however, biological habitats that have never been used for agriculture should not be considered an agricultural resource. It is possible that non-native grasslands will be classified as both a biological resource and an agricultural resource since many non-native grasslands have been established based on a history of agricultural use.

Step 5.
Sum the acreage values in Column D and enter the total in Column D, Row 14.

Step 6.
Divide the acres of each soil type in Column D by the total acreage available for agricultural use (Column D, Row 14) to determine the proportion of each soil type available for agricultural use on the project site. Enter the proportion of each soil type in the corresponding row of Column E.

Step 7.
Determine whether each soil type is a soil candidate for Prime Farmland or Farmland of Statewide Importance. If yes, enter 1 in the corresponding row of Column F. If no, enter zero in the corresponding row of Column F.

Step 8.
Multiply Column E x Column F. Enter the result in the corresponding row of Column G.

Step 9.
Sum the values in Column G and enter the result in Column G, Row 15 to obtain the total soil quality matrix score.

Step 10.
Based on the total soil quality matrix score from Table 7, identify the corresponding soil quality rating using Table 8 Soil Quality Matrix Interpretation

Table 7. Soil Quality Matrix

	Column A	Column B	Column C	Column D	Column E	Column F	Column G
	Soil Type	Size of project site (acreage)	Unavailable for agricultural use	Available for agricultural use	Proportion of project site	Is soil candidate for prime farmland or farmland of statewide significance? (Yes = 1, No = 0)	Multiply Column E x Column F
Row 1							
Row 2							
Row 3							
Row 4							
Row 5							
Row 6							
Row 7							
Row 8							
Row 9							
Row 10							
Row 11							
Row 12							
Row 13							
Row 14	Total		Total				
Row 15						***Soil Quality Matrix Score***	

Table 8. Soil Quality Matrix Interpretation

Soil Quality Matrix Score	Soil Quality Rating
The site has a Soil Quality Matrix score ranging from 0.66 to 1.0 and has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	High
The site has a Soil Quality Matrix score ranging from 0.33 to 0.66 or the site has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	Moderate
The site has a Soil Quality Matrix score less than 0.33 and does not have 10 acres or more of contiguous Prime Farmland or Statewide Importance Soils	Low

Soil Quality Rating Justification

The presence of Prime Farmland Soils or Soils of Statewide Significance is used as the measure of quality soil in the LARA soil quality rating based on their use in defining soil candidates for the FMMP Farmland categories of Prime Farmland and Farmland of Statewide Importance. Soil candidates for the FMMP Prime Farmland designation are soils with the best combination of physical and chemical characteristics for the production of crops. Soil candidates for the FMMP Farmland of Statewide Importance designation are similar to the soil criteria for Prime Farmland, but include minor shortcomings, such as greater slopes or less ability to store soil moisture. Soil candidates for Farmland of Statewide Importance do not have any restrictions regarding permeability or rooting depth. Soil candidates for Farmland of Statewide Significance are included in this rating to capture quality soils with minor shortcomings that may not have been included, if the typical definition of Prime Agricultural Land as stated in Government Code Section 51201(c) was used. Soil criteria used in Government Code Section 51201(c) identifies any land with a LCC rating of I or II or a Storie Index Rating from 80 to 100 as land that meets the definition of prime agricultural land. Because San Diego County has limited quantities of soils that meet these criteria, locally defined NRCS soil candidates for Prime Farmland and Farmland of Statewide Importance are included to define quality soils in this locale given that 70% of these soils have LCC higher than I or II and 88% have SI ratings below 80. Details regarding the soil criteria that determine the applicability of a soil for the respective Farmland designation is included in Attachment C, Soil Candidate Criteria and Candidate Listing for Prime Farmland and Farmland of Statewide Importance.

Table 8, Soil Quality Matrix Interpretation, identifies high, moderate, or low importance ratings based on the soil quality matrix score from Table 7. The maximum possible soil quality matrix score is one and the minimum is zero because the score is based on the amount of the agricultural resources onsite that are Prime and Statewide Importance soil candidates. A site with a soil quality matrix score of 0.66 or higher means that two-thirds of the agricultural resources onsite have soils that meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance. A minimum of 10 contiguous acres is required for a site to be assigned the highest soil quality rating to reflect the need for high quality soils to be contiguous in order for them to be considered useful

agriculturally. If the site has a soil quality score from 0.33 to 0.66 or has 10 acres or more of contiguous soils that meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance, the site is assigned the moderate importance rating. If less than one-third of the site or less than 10 contiguous acres of the agricultural resources onsite have soils that meet the Prime or Statewide Importance soil criteria, the site is assigned the low importance rating for soil quality. A ten acre threshold is included in the ratings to capture the potential for a large project site to have a substantial quantity of high quality soils and still receive a low importance rating due to the project's size in relation to the acreage of quality soils. Ten acres is an appropriate acreage to use in this context because ten acres would typically be able to support a wide range of agricultural uses in San Diego County. Furthermore, to be eligible for a Williamson Act Contract in an Agricultural Preserve, the County of San Diego Board of Supervisor's Policy I-38 (Agricultural Preserves) recommends various minimum ownership sizes, with ten acres being the minimum, to be eligible for a contract. Ten acres is listed as the minimum size for various agricultural activities including poultry, tree crops, truck crops, and flowers. The requirement that the land be contiguous recognizes that small, scattered pockets of high quality soils are less valuable for agricultural use than an area of contiguous high quality soils.

3.1.4 Surrounding Land Use

Surrounding land use is a factor in determining the importance of an agricultural resource because surrounding land uses that are compatible with agriculture make a site more attractive for agricultural use due to lower expectations of nuisance issues and other potential impacts from non-farm neighbors. This factor also accounts for the degree to which an area is primarily agricultural, assigning a higher rating to areas dominated by agricultural uses than an area dominated by higher density, urban development. Surrounding land use is a complementary factor in the LARA model because the presence of compatible surrounding land uses can support the viability of an agricultural operation; however a lack of compatible surrounding land uses would not usually prohibit productive agriculture from taking place (depending on the type of production). Similarly, agriculture can be viable among urban uses, but its long term viability would generally be less than an agricultural operation conducting operations in an area dominated by agricultural uses because of lesser economic pressures to convert to urban uses. To determine the surrounding land use rating, the following information must be determined:

Step 1.
Calculate the total acreage of lands compatible with agricultural use[10] within the defined Zone of Influence (ZOI).[11] The location of agricultural lands can be determined using information from the DOC's Important Farmland Map Series, agricultural land use data available from the DPLU, aerial photography, and/or direct site inspection. Land within a ZOI that is observed to be fallow or with a history of agricultural use will usually be considered agricultural land, unless there is evidence that it has been committed to a non-agricultural use (such as having an approved subdivision map). The Department of Planning and Land Use may consult the Department of Agriculture, Weights and Measures if there are disputed interpretations.

Step 2.
Calculate the percentage of the acreage within the project's ZOI that is compatible with agricultural use.

Step 3.
Based on the proportion of lands within the ZOI that are compatible with agricultural use, identify the appropriate surrounding land use rating in accordance with Table 9, Surrounding Land Use Rating.

Table 9. Surrounding Land Use Rating

Percentage of Land within ZOI that is Compatible with Agriculture	Surrounding Land Use Rating
50% or greater	High
Greater than 25% but less than 50%	Moderate
25% or less	Low

Considering surrounding land uses within the ZOI is intended to provide a measurement of the long term sustainability of agriculture at the project site. Agriculture is generally

[10] Lands compatible with agricultural uses include existing agricultural lands, protected resource lands, and lands that are primarily rural residential. Protected resource lands are those lands with long-term use restrictions that are compatible with or supportive of agricultural uses including but not limited to Williamson Act contracted lands; publicly owned lands maintained as park, forest, open space, or watershed resources; and lands with agricultural, wildlife habitat, open space, or other natural resource easements that restrict the conversion of such land to urban or industrial uses. For the purposes of this factor rating, rural residential lands include any residential development with parcel sizes of two acres or greater and that contain elements of a rural lifestyle such as equestrian uses, animal raising, small hobby type agricultural uses, or vacant lands. Residential parcels with swimming pools, children's play areas, second dwelling units, or other accessory uses that occupy a majority of the usable space of a residential parcel should not be identified as land compatible with agriculture.

[11] Attachment F details the steps required to determine the Zone of Influence (ZOI). The ZOI methodology is taken from the Department of Conservation's Land Evaluation Site Assessment (LESA) model and includes a minimum area of ¼ mile beyond project boundaries and includes the entire area of all parcels that intersect the ¼ mile boundary. The ZOI developed by the Department of Conservation is the result of several iterations during development of the LESA model for assessing an area that would generally be a representative sample of surrounding land use. For example, a 160 acre project site would have a ZOI that is a minimum of eight times greater (1280 acres) than the project itself.

compatible with other agricultural land uses because they are more likely be tolerant of the typical activities and nuisances associated with agricultural operations than urban land uses would be. Primarily rural residential lands are included as a land use compatible with agriculture because rural residential lands are already common among agricultural uses and most active farms also have residences on the site. Although not all types of agriculture are compatible with rural residential land uses (i.e. confined animal facilities); many typical San Diego County farming operations are compatible with rural residential land uses as is evidenced by the existing viability of agricultural operations that are located among rural residential land uses. For example, in many North County communities, small parcels (two acres, for example) with a single family residence and a small orchard or other farming or equestrian use are common. These residential uses, due to their direct involvement in agriculture or a rural lifestyle, would tend to be more compatible with agriculture than a high density development where homeowners would be less likely to be directly involved in rural lifestyle activities (e.g. agriculture, equestrian, animal raising, etc.). Occupants of higher density residential uses are more likely to be disturbed by noise, dust, pesticides or other nuisances that do not fit with the peaceful perceptions of living in the countryside.

3.1.5 Land Use Consistency

The median parcel size associated with the project site compared to the median parcel size of parcels located within the ZOI is a complementary factor used in the LARA model. In order to determine the land use consistency rating for the project, the following information must be determined:

Step 1.
Identify the median parcel size associated with the proposed project if the proposed project consists of at least three parcels. If the proposed project consists of two parcels, use an average. If the proposed project consists of only one parcel, then no median or average is needed.

Step 2.
Identify the median parcel size of the parcels located within the project's ZOI.

Step 3.
Considering the project's median parcel size and the ZOI median parcel size, identify the land use consistency rating in accordance with Table 10.

Table 10. Land Use Consistency Rating

Project's median parcel size compared to ZOI median parcel size	Land Use Consistency Rating
The project's median parcel size is smaller than the median parcel size within the project's ZOI	High
The project's median parcel size is up to ten acres larger than the median parcel size within the project's ZOI	Moderate
The project's median parcel size is larger than the median parcel size within the project's ZOI by ten acres or more	Low

Land use consistency is used as a measure of importance to recognize the effect that surrounding urbanization has on the viability of ongoing agricultural uses and to recognize that as urbanization surrounds agricultural lands, opportunity costs[12] for agricultural operators increase, thus reducing the viability of an agricultural operation. A site surrounded by larger parcels indicates that the site is located in an area that has not already been significantly urbanized and the area is more likely to continue to support viable agricultural uses. On the other hand, a site surrounded by smaller parcels indicates a lower likelihood of ongoing commercial agriculture viability considering the greater expectations of land use incompatibilities that the site is likely to experience and the reduction in economic viability when considering forgone opportunity costs. The median parcel size is used instead of an average to account for the potential for a very large or very small parcel to exist that would skew the result if using an average.

3.1.6 Slope

To determine the Slope Rating for the site, the average slope for the area of the site that is available for agricultural use must be determined. Refer to Column D of Table 7, Soil Quality Rating Matrix, for the areas of the site considered available for agricultural use. When the average slope of the areas of the site that is available for agricultural use is determined, identify the corresponding topography rating as outlined in Table 11, below.

Table 11. Slope Rating

Average Slope	Topography Rating
Less than 15% slope	High
15% up to 25% slope	Moderate
25% slope and higher	Low Importance

[12] Opportunity cost is an economic term. It means the cost of something in terms of an opportunity foregone (and the benefits that could be received from that opportunity), or the most valuable foregone alternative. For example, if a land owner decides to farm his land, the opportunity cost is the value of one or more alternative uses of that land, such as a residential subdivision. If he continues to farm the land, the opportunity cost is the revenue that he does not receive from building houses. Thus, as opportunity costs rise, the viability of continuing the current action (i.e. agricultural use) decreases. This conclusion is based on the fact that agricultural use of land is primarily an economic decision. When factors, such as increased opportunity costs, make use of the land for agriculture less profitable than other uses, the long term viability of agriculture decreases.

Slope is included as a complementary factor in the LARA model to account for the importance that slope plays in the viability of a piece of land for agricultural production, a flat site allowing a greater range of potential agricultural uses and facilitating mechanization of operations. Gentle topography has other benefits such as reduced difficulty in managing irrigation runoff and reduced soil erosion as compared to more steep sites. Topography is not a required factor for a determination of importance because topography limitations can be overcome at a cost if the expected return on investment is high enough to warrant the expense (i.e. container based production, mass grading).

4.0 TYPICAL ADVERSE EFFECTS AND GUIDELINES FOR DETERMINING SIGNIFICANCE

4.1 Typical Adverse Effects

Typical adverse effects to agricultural resources are best considered in relation to the various types of impacts that are considered under CEQA: direct, indirect and cumulative. Direct impacts are straightforward: important agricultural resources are converted to a non-agricultural use, significantly reducing or eliminating the productive capacity of the land. Indirect effects are widely varied and require careful analysis of particular site conditions and farming operations. Indirect effects include significant impacts to active agricultural operations, Williamson Act Contracts, or to the viability of important agricultural resources. Indirect effects can result from growth inducement and the associated extension of infrastructure that can change rural character and increase the likelihood of agriculture urban interface conflicts. Indirect impacts can be caused by significant economic impacts to active agricultural operations that compromise their on-going viability and result in increased likelihood of conversion. Significant cumulative impacts result when a project's impacts are considerable when viewed in connection with the effects of past, present and probable future projects. Cumulative impacts are difficult to assess given the market driven and adaptable nature of agriculture. For example, a loss of agricultural land may occur in one area, while new land is converted to agriculture use elsewhere. Similarly, changes in agricultural commodity market prices could result in a shift in the type of agricultural commodities produced locally. Changes in the agricultural industry that result from external market factors could appear to be significant cumulative impacts to agriculture when they may only be a result of market adaptation to external economic conditions.

4.1.1. Direct Impacts

Direct impacts occur when a project would adversely impact locally important agricultural soils on a site that is determined to be important pursuant to the County LARA model. In San Diego County, important agricultural soils include not only soils with the USDA LCC ratings of I and II or Storie Index ratings of 80 or higher, but also includes soils of lesser quality as defined by the soil candidate listing for Prime Farmland and Farmland of Statewide Importance compiled by the USDA NRCS for San

Attachment B

IMPORTANT FARMLAND MAPPING CATEGORIES

The following definitions are used in preparing the Important Farmland Maps and the Farmland Conversion Report.

The definitions for Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Urban Built-up Land were developed by the USDA-SCS as part of their nationwide Land Inventory and Monitoring (LIM) system.

These LIM definitions have been modified for use in California. The most significant modification is that Prime Farmland and Farmland of Statewide Importance must be irrigated. Farmland of Local Importance has been identified by local advisory committees and vary from county to county, as intended by the LIM. Mapping of Grazing Land as part of an Important Farmland Map is unique to California. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres will be incorporated into the surrounding map classifications.

Prime Farmland

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Prime Farmland must meet all the following criteria:

a. Water

The soils have xeric, ustic, or aridic (torric) moisture regimes in which the available water capacity is at least 4.0 inches (10 cm) per 40 to 60 inches (1.02 to 1.52 meters) of soil, and a developed irrigation water supply that is dependable and of adequate quality. A dependable water supply is one which is available for the production of the commonly grown crops in 8 out of 10 years; and

b. Soil Temperature Range

The soils have a temperature regime that is frigid, mesic, thermic, or hyperthermic (pergelic and cryic regimes are excluded). These are soils that, at a depth of 20 inches (50.8 cm), have a mean annual temperature higher than 32°F (0° C). In addition, the mean summer temperature at this depth in soils with an O horizon is higher than 47° F (8° C); in soils that have no O horizon, the mean summer temperature is higher than 59° F (15° C); and

c. Acid-Alkali Balance

The soils have a pH between 4.5 and 8.4 in all horizons within a depth of 40 inches (1.02 meters); and

d. Water Table

The soils have no water table or have a water table that is maintained at a sufficient depth during the cropping season to allow cultivated crops common to the area to be grown; and

e. Soil Sodium Content

The soils can be managed so that, in all horizons within a depth of 40 inches (1.02 meters), during part of each year the conductivity of the saturation extract is less than 4 mmhos/cm and the exchangeable sodium percentage is less than 15; and

f. Flooding

Flooding of the soil (uncontrolled runoff from natural precipitation) during the growing season occurs infrequently, taking place less often than once every two years; and

g. Erodibility

The product of K (erodibility factor) multiplied by the percent of slope is less than 2.0; and

h. Permeability

The soils have a permeability rate of at least 0.06 inch (0.15 cm) per hour in the upper 20 inches (50.8 cm) and the mean annual soil temperature at a depth of 20 inches (50.8 cm) is less than 59° F (15° C); the permeability rate is not a limiting factor if the mean annual soil temperature is 59° F (15° C) or higher; and

i. Rock Fragment Content

Less than 10 percent of the upper 6 inches (15.24 cm) in these soils consists of rock fragments coarser than 3 inches (7.62 cm); and

j. Rooting depth

The soils have a minimum rooting depth of 40 inches (1.02 meters).

Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is-an adopted policy preventing agricultural use.

Farmland of Statewide Importance must meet all the following criteria:

a. Water

The soils have xeric, ustic, or aridic (torric) moisture regimes in which the available water capacity is at least 3.5 inches (8.89 cm) within a depth of 60 inches (1.52 meters) of soil; or within the root zone if it is less than 60 inches (1.52 meters) deep. They have a developed irrigation supply that is dependable and of adequate quality. A dependable water supply is one which is available for the production of the commonly grown crops in 8 out of 10 years; and

b. Soil Temperature Range

The soils have a temperature regime that is frigid, mesic, thermic, or hyperthermic (pergelic and cryic regimes are excluded). These are soils that, at a depth of 20 inches (50.8 cm), have a mean annual temperature higher than 32° F (0° C). In addition, the mean summer temperature at this depth in soils with an O horizon is higher than 47° F (8° C); in soils that have no O horizon, the mean summer temperature is higher than 59° F (15° C); and

c. Acid-Alkali Balance

The soils have a pH between 4.5 and 9.0 in all horizons within a depth of 40 inches (1.02 meters) or in the root zone if the root zone is less than 40 inches (1.02 meters) deep; and

d. Water Table

The soils have no water table or have a water table that is maintained at a sufficient depth during the cropping season to allow cultivated crops common to the area to be grown; and

e. Soil Sodium Content

The soils can be managed so that, in all horizons within a depth of 40 inches (1.02 meters), or in the root zone if the root zone is less than 40 inches (1.02 meters) deep, during part of each year the conductivity of the saturation extract is less than 16 mmhos/cm and the exchangeable sodium percentage is less than 25; and

f. Flooding

Flooding of the soil (uncontrolled runoff from natural precipitation) during the growing season occurs infrequently, taking place less often than once every two years; and

g. Erodibility

The product of K (erodibility factor) multiplied by the percent of slope is less than 3.0; and

h. Rock Fragment Content

Less than 10 percent of the upper 6 inches (15.24 cm) in these soils consists of rock fragments coarser than 3 inches (7.62 cm).

Farmland of Statewide Importance does not have any restrictions regarding permeability or rooting depth.

Unique Farmland

Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Characteristically Unique Farmland:

a. Is used for specific high value crops; and

b. Has a moisture supply that is adequate for the specific crop; the supply is from stored moisture, precipitation or a developed irrigation system; and

c. Combines favorable factors of soil quality, growing season, temperature, humidity, air drainage, elevation, exposure, or other conditions, such as nearness to market, that favor growth of a specific food or fiber crop; and

d. Excludes abandoned orchards or vineyards, dryland grains, and extremely low yielding crops, such as irrigated pasture, as determined in consultation with the County Cooperative Extension Director and Agricultural Commissioner.

High-value crops are listed in California Agriculture, an annual report of the California Department of Food and Agriculture. In order for land to be classified Unique Farmland, the crop grown on the land must have qualified for the list at some time during the two update cycles prior to the mapping date.

Farmland of Local Importance

Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use. In a few counties the local advisory committee has elected to additionally define areas of Local Potential (LP) farmland. This land includes soils which qualify for Prime Farmland or Farmland of Statewide Importance, but generally are not cultivated or irrigated. For reporting purposes, Local Potential and Farmland of Local Importance are combined in the acreage tables, but are shown separately on the Important Farmland Map.

Farmland of Local Importance is initially identified by a local advisory committee (LAC) convened in each county by FMMP in cooperation with the USDA-SCS and the county board of supervisors. LAC membership is very similar to the map reviewers list on page 6 of this document. Authority to recommend changes to the category of Farmland of Local Importance rests with the board of supervisors in each county. The FMMP presents each draft map to the board of supervisors for their review. After the presentation of this map, the board of supervisors has a 90-day review period in which to request any needed modifications. An extension may be granted upon request. The board of supervisors may then approve or disapprove the Farmland of Local Importance category. The FMMP will accept the recommendation of the board of supervisors if it is consistent with the general program guidelines.

If no action is initiated by the county to identify or adopt a Farmland of Local Importance definition within a year of contact by FMMP, the county will be deemed to have no adopted definition for Farmland of Local Importance.

Any revision to the initial board of supervisors' action on Farmland of Local Importance will require 30-day written notice to FMMP and members of the LAC. This process may require reconvening of the LAC.
County definitions of Farmland of Local Importance are contained in Appendix C.

Grazing Land

Grazing Land is defined in Government Code §65570(b)(3) as:

> "...land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock."

The minimum mapping unit for Grazing Land is 40 acres.

Grazing Land does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock.

The FMMP convenes a grazing land advisory committee in each project county to help identify grazing lands. The committees consist of members of the local livestock ranching community, livestock ranching organizations, and the U. C. Cooperative Extension livestock advisor. The FMMP works with the president of the local Cattlemen's Association and the U.C. Cooperative Extension livestock advisor in selecting members of these committees.

Urban and Built-up Land

Urban and Built-up Land is used for residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are mapped as a part of Urban and Built-up Land if they are a part of the surrounding urban areas.

Units of land smaller than 10 acres will be incorporated into the surrounding map classifications. The building density for residential use must be at least 1 structure per 1.5 acres (or approximately 6 structures per 10 acres). Urban and Built-up Land must contain man-made structures or buildings under construction, and the infrastructure required for development (e.g., paved roads, sewers, water, electricity, drainage, or flood control facilities) that are specifically designed to serve that land. Parking lots, storage and distribution facilities, and industrial uses such as large packing operations for agricultural produce will generally be mapped as Urban and Built-up Land even though they may be associated with agriculture.

Urban and Built-up Land does not include strip mines, borrow pits, gravel pits, farmsteads, ranch headquarters, commercial feedlots, greenhouses, poultry facilities, or road systems for freeway interchanges outside of areas classified as Urban and Built-up Land areas.

Within areas classified as Urban and Built-up Land, vacant and nonagricultural land which is surrounded on all sides by urban development and is less than 40 acres in size will be mapped as Urban and Built-up. Vacant and nonagricultural land larger than 40 acres in size will be mapped as Other Land.

Soil Candidate Criteria and Candidate Listing for Prime Farmland and Farmland of Statewide Importance in San Diego County

Prime Farmland Soil Criteria
Prime Farmland Soil Candidates
Farmland of Statewide Importance Soil Criteria
Farmland of Statewide Importance Soil Candidates

Prime Farmland Soil Criteria

WATER: The soils have xeric, ustic, or aridic (torric) moisture regimes in which the available water capacity is at least 4.0 inches (10 cm) per 40 to 60 inches (1.02 to 1.52 meters) of soil.

SOIL TEMPERATURE RANGE: The soils have a temperature regime that is frigid, mesic, thermic, or hyperthermic (pergelic and cryic regimes are excluded). These are soils that, at a depth of 20 inches (50.8 cm), have a mean annual temperature higher than 32° F (0° C). In addition, the mean summer temperature at this depth in soils with an O horizon is higher than 47° F (8° C); in soils that have no O horizon, the mean summer temperature is higher than 59° F (15° C).

ACID ALKALI BALANCE: The soils have a pH between 4.5 and 8.4 in all horizons within a depth of 40 inches (1.02 meters).

WATER TABLE: The soils have no water table or have a water table that is maintained at a sufficient depth during the cropping season to allow cultivated crops common to the area to be grown.

SOIL SODIUM CONTENT: The soils can be managed so that, in all horizons within a depth of 40 inches (1.02 meters), during part of each year the conductivity of the saturation extract is less than 4 mmhos/cm and the exchangeable sodium percentage is less than 15.

FLOODING: Flooding of the soil (uncontrolled runoff from natural precipitation) during the growing season occurs infrequently, taking place less often than once every two years.

ERODIBILITY: The product of K (erodibility factor) multiplied by the percent of slope is less than 2.0.

PERMEABILITY: The soils have a permeability rate of at least 0.06 inch (0.15 cm) per hour in the upper 20 inches (50.8 cm) and the mean annual soil temperature at a depth of 20 inches (50.8 cm) is less than 59° F (15° C); the permeability rate is not a limiting factor if the mean annual soil temperature is 59° F (15° C) or higher.

ROCK FRAGMENT CONTENT: Less than 10 percent of the upper 6 inches (15.24 cm) in these soils consists of rock fragments coarser than 3 inches (7.62 cm).

ROOTING DEPTH: The soils have a minimum rooting depth of 40 inches (1.02 meters).

Prime Farmland Soil Candidates

THESE SOIL MAPPING UNITS MEET THE CRITERIA FOR PRIME FARMLAND AS OUTLINED IN THE U.S. DEPARTMENT OF AGRICULTURE'S LAND INVENTORY AND MONITORING (LIM) PROJECT FOR THE SAN DIEGO AREA SOIL SURVEY.

Symbol	Name
AtC	Altamont clay, 5 to 9 percent slopes
AwC	Auld clay, 5 to 9 percent slopes
BuB	Bull Trail sandy loam, 2 to 5 percent slopes
BuC	Bull Trail sandy loam, 5 to 9 percent slopes
CaB	Calpine coarse sandy loam, 2 to 5 percent slopes
CaC	Calpine coarse sandy loam, 5 to 9 percent slopes
ChA*	Chino fine sandy loam, 0 to 2 percent slopes
ChB*	Chino fine sandy loam, 2 to 5 percent slopes
CkA*	Chino silt loam, saline, 0 to 2 percent slopes
Co	Clayey alluvial land
CsB	Corralitos loamy sand, 0 to 5 percent slopes
CsC	Corralitos loamy sand, 5 to 9 percent slopes
EdC	Elder shaly fine sandy loam, 2 to 9 percent slopes
FaB	Fallbrook sandy loam, 2 to 5 percent slopes
FaC	Fallbrook sandy loam, 5 to 9 percent slopes
GoA*	Grangeville fine sandy loam, 0 to 2 percent slopes
GrA	Greenfield sandy loam, 0 to 2 percent slopes
GrB	Greenfield sandy loam, 2 to 5 percent slopes
GrC	Greenfield sandy loam, 5 to 9 percent slopes
HoC	Holland fine sandy loam, deep, 2 to 9 percent slopes
InA	Indio silt loam, 0 to 2 percent slopes
InB	Indio silt loam, 2 to 5 percent slopes
IsA	Indio silt loam, dark variant
Lu*	Loamy alluvial land
MlC	Marina loamy coarse sand, 2 to 9 percent slopes
MnA	Mecca coarse sandy loam, 0 to 2 percent slopes
MnB	Mecca coarse sandy loam, 2 to 5 percent slopes
MpA2	Mecca fine sandy loam, 0 to 2 percent slopes, eroded
RaA	Ramona sandy loam, 0 to 2 percent slopes
RaB	Ramona sandy loam, 2 to 5 percent slopes
RkA	Reiff fine sandy loam, 0 to 2 percent slopes
RkB	Reiff fine sandy loam, 2 to 5 percent slopes
SbA	Salinas clay loam, 0 to 2 percent slopes

SbC	Salinas clay loam, 2 to 9 percent slopes
ScA	Salinas clay, 0 to 2 percent slopes
ScB	Salinas clay, 2 to 5 percent slopes
VaA[#]	Visalia sandy loam, 0 to 2 percent slopes
VaB	Visalia sandy loam, 2 to 5 percent slopes
VaC	Visalia sandy loam, 5 to 9 percent slopes
VbB	Visalia gravelly sandy loam, 2 to 5 percent slopes
VbC	Visalia gravelly sandy loam, 5 to 9 percent slopes
WmB	Wyman loam, 2 to 5 percent slopes
207	Sorrento loam, 2 to 9 percent slopes
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes

* Prime farmland if drained.
# Prime farmland if either protected from flooding or not frequently flooded during the growing season.

Farmland of Statewide Importance Soil Criteria

The soil candidate criteria for the FMMP Farmland of Statewide Importance designation are similar to the soil criteria for Prime Farmland but include minor shortcomings, such as greater slopes or less ability to store soil moisture. Soil candidates for Farmland of Statewide Importance do not have any restrictions regarding permeability or rooting depth. Soil candidates for the FMMP Farmland of Statewide Importance designation must meet all the following criteria:

WATER: The soils have xeric, ustic, or aridic (torric) moisture regimes in which the available water capacity is at least 3.5 inches (8.89 cm) within a depth of 60 inches (1.52 meters) of 16 soil; or within the root zone if it is less than 60 inches (1.52 meters) deep.

SOIL TEMPERATURE RANGE: The soils have a temperature regime that is frigid, mesic, thermic, or hyperthermic (pergelic and cryic regimes are excluded). These are soils that, at a depth of 20 inches (50.8 cm), have a mean annual temperature higher than 32° F (0° C). In addition, the mean summer temperature at this depth in soils with an O horizon is higher than 47° F (8° C); in soils that have no O horizon, the mean summer temperature is higher than 59° F (15° C).

ACID ALKALI BALANCE: The soils have a pH between 4.5 and 9.0 in all horizons within a depth of 40 inches (1.02 meters) or in the root zone if the root zone is less than 40 inches (1.02 meters) deep.

WATER TABLE: The soils have no water table or have a water table that is maintained at a sufficient depth during the cropping season to allow cultivated crops common to the area to be grown.

SOIL SODIUM CONTENT: The soils can be managed so that, in all horizons within a depth of 40 inches (1.02 meters), or in the root zone if the root zone is less than 40 inches (1.02 meters) deep, during part of each year the conductivity of the saturation

extract is less than 16 mmhos/cm and the exchangeable sodium percentage is less than 25.

FLOODING: Flooding of the soil (uncontrolled runoff from natural precipitation) during the growing season occurs infrequently, taking place less often than once every two years

ERODIBILITY: The product of K (erodibility factor) multiplied by the percent of slope is less than 3.0.

ROCK FRAGMENT CONTENT
Less than 10 percent of the upper 6 inches (15.24 cm) in these soils consists of rock fragments coarser than 3 inches (7.62 cm).

Farmland of Statewide Importance Soil Candidates

THESE SOIL MAPPING UNITS MEET THE CRITERIA FOR FARMLAND OF STATEWIDE IMPORTANCE AS OUTLINED IN THE U.S. DEPARTMENT OF AGRICULTURE'S LAND INVENTORY AND MONITORING (LIM) PROJECT FOR THE SAN DIEGO AREA SOIL SURVEY.

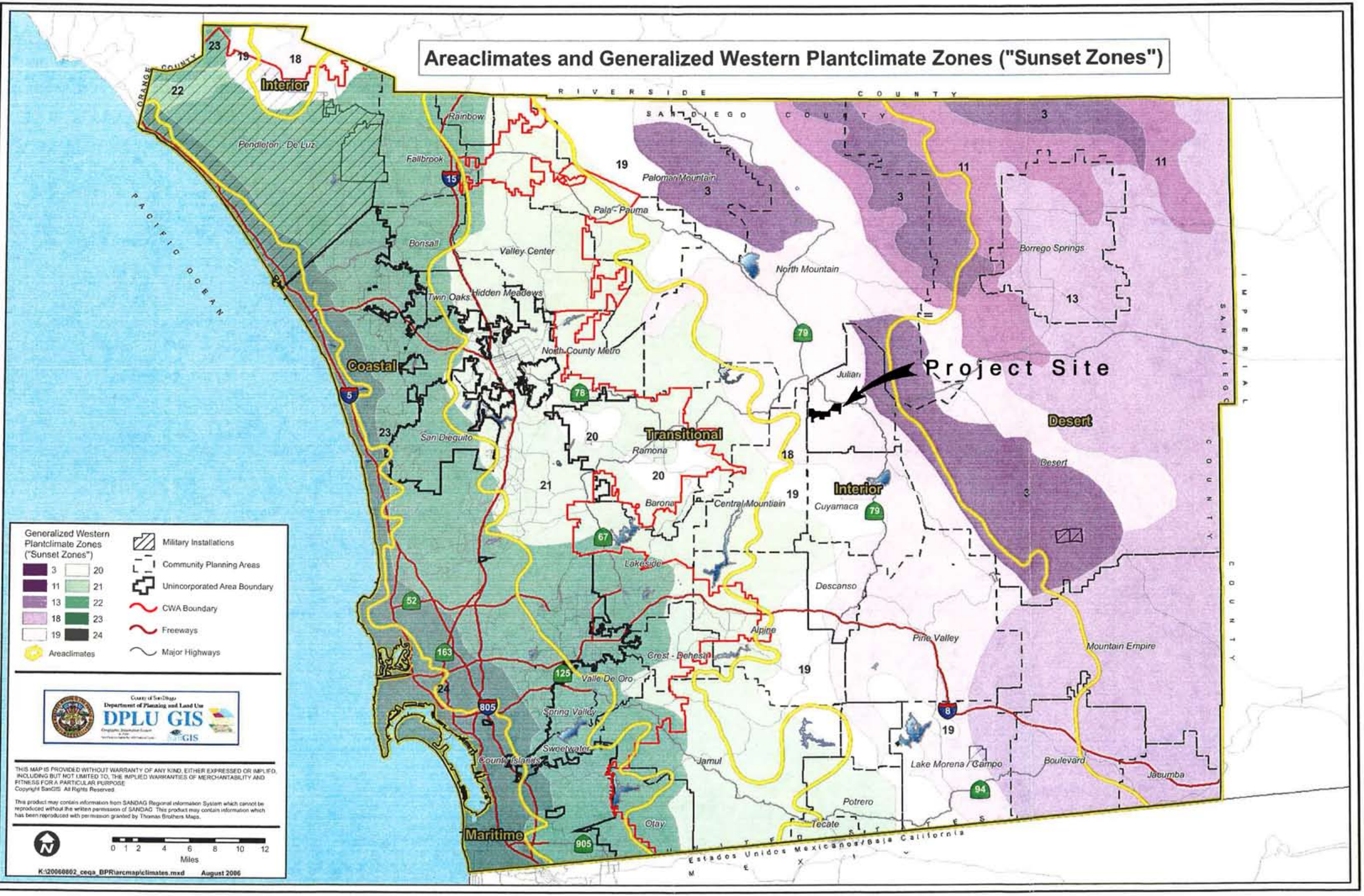
Symbol	Name
AtD	Altamont clay, 9 to 15 percent slopes
AtD2	Altamont clay, 9 to 15 percent slopes, eroded
AuC	Anderson very gravelly sandy loam, 5 to 9 percent slopes
AvC	Arlington coarse sandy loam, 2 to 9 percent slopes
BlC	Bonsall sandy loam, 2 to 9 percent slopes
BlC2	Bonsall sandy loam, 2 to 9 percent slopes, eroded
BlD2	Bonsall sandy loam, 9 to 15 percent slopes, eroded
BmC	Bonsall sandy loam, thick surface, 2 to 9 percent slopes
BnB	Bonsall-Fallbrook sandy loams, 2 to 5 percent slopes
BoC	Boomer loam, 2 to 9 percent slopes
BsC	Bosanko clay, 2 to 9 percent slopes
CaC2	Calpine coarse sandy loam, 5 to 9 percent slopes, eroded
CaD2	Calpine coarse sandy loam, 9 to 15 percent slopes, eroded
CbB	Carlsbad gravelly loamy sand, 2 to 5 percent slopes
CbC	Carlsbad gravelly loamy sand, 5 to 9 percent slopes
CbD	Carlsbad gravelly loamy sand, 9 to 15 percent slopes
CfB	Chesterton fine sandy loam, 2 to 5 percent slopes
CfC	Chesterton fine sandy loam, 5 to 9 percent slopes
CfD2	Chesterton fine sandy loam, 9 to 15 percent slopes, eroded
CsD	Corralitos loamy sand, 9 to 15 percent slopes
DaC	Diablo clay, 2 to 9 percent slopes
DaD	Diablo clay, 9 to 15 percent slopes
EsC	Escondido very fine sandy loam, 5 to 9 percent slopes

EvC	Escondido very fine sandy loam, deep, 5 to 9 percent slopes
FaC2	Fallbrook sandy loam, 5 to 9 percent slopes, eroded
GrD	Greenfield sandy loam, 9 to 15 percent slopes
HmD	Holland fine sandy loam, 5 to 15 percent slopes
HrC	Huerhuero loam, 2 to 9 percent slopes
HrC2	Huerhuero loam, 5 to 9 percent slopes, eroded
IoA	Indio silt loam, saline, 0 to 2 percent slopes
KcC	Kitchen Creek loamy coarse sand, 5 to 9 percent slopes
KcD2	Kitchen Creek loamy coarse sand, 9 to 15 percent slopes, eroded
LeC	Las Flores loamy fine sand, 2 to 9 percent slopes
LeC2	Las Flores loamy fine sand, 5 to 9 percent slopes, eroded
LeD	Las Flores loamy fine sand, 9 to 15 percent slopes
LeD2	Las Flores loamy fine sand, 9 to 15 percent slopes, eroded
LpB	Las Posas fine sandy loam, 2 to 5 percent slopes
LpC	Las Posas fine sandy loam, 5 to 9 percent slopes
LpC2	Las Posas fine sandy loam, 5 to 9 percent slopes, eroded
MoA	Mecca sandy loam, saline, 0 to 2 percent slopes
MvA	Mottsville loamy coarse sand, 0 to 2 percent slopes
MvC	Mottsville loamy coarse sand, 2 to 9 percent slopes
MvD	Mottsville loamy coarse sand, 9 to 15 percent slopes
PeA	Placentia sandy loam, 0 to 2 percent slopes
PeC	Placentia sandy loam, 2 to 9 percent slopes
PeC2	Placentia sandy loam, 5 to 9 percent slopes, eroded
PfA	Placentia sandy loam, thick surface, 0 to 2 percent slopes
PfC	Placentia sandy loam, thick surface, 2 to 9 percent slopes
RaC	Ramona sandy loam, 5 to 9 percent slopes
RaC2	Ramona sandy loam, 5 to 9 percent slopes, eroded
RkC	Reiff fine sandy loam, 5 to 9 percent slopes
RoA	Rositas fine sand, 0 to 2 percent slopes
RrC	Rositas fine sand, hummocky, 5 to 9 percent slopes
RsA	Rositas loamy coarse sand, 0 to 2 percent slopes
RsC	Rositas loamy coarse sand, 2 to 9 percent slopes
RsD	Rositas loamy coarse sand, 9 to 15 percent slopes
SuA	Stockpen gravelly clay loam, 0 to 2 percent slopes
SuB	Stockpen gravelly clay loam, 2 to 5 percent slopes
TuB	Tujunga sand, 0 to 5 percent slopes
VsC	Vista coarse sandy loam, 5 to 9 percent slopes
WmC	Wyman loam, 5 to 9 percent slopes
136	Capistrano sandy loam, 9 to 15 percent slopes
FfC2	Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded
HcD2	Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
MmD2	Monserate sandy loam, 8 to 15 percent slopes, eroded

Also available online at:
http://www.consrv.ca.gov/DLRP/frmmp/pubs/soils/SANDIEGO_ssurgo.pdf

Attachment C

Areaclimates and Generalized Western Plantclimate Zones ("Sunset Zones")



Generalized Western Plantclimate Zones ("Sunset Zones")

3	20	Areaclimates	
11	21	Military Installations	
13	22	Community Planning Areas	
18	23	Unincorporated Area Boundary	
19	24	CWA Boundary	
		Freeways	
		Major Highways	

County of San Diego
Department of Planning and Land Use
DPLU GIS
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Attachment D

County Water Authority (CWA) Boundary and Groundwater Aquifer Types

ORANGE COUNTY

RIVERSIDE COUNTY

SAN DIEGO COUNTY

IMPERIAL COUNTY

PACIFIC OCEAN

Pendleton - De Luz

Rainbow

Fallbrook

Palomar Mountain

Pala - Pauma

Bonsall

Valley Center

Twin Oaks Hidden Meadows

North Mountain

Borrego Springs

North County Metro

Julian

Project Site

San Dieguito

Ramona

Desert

Central Mountain

Cuyamaca

Barona

Lakeside

Descanso

Alpine

Pine Valley

Mountain Empire

Crest - Dehesa

Valle De Oro

Spring Valley

Sweetwater

Jamul

Lake Morena / Campo

Boulevard

Jacumba

Potrero

Otay

Tecate

Estados Unidos Mexicanos/Baja California

MEXICO

Aquifer Types

- Alluvial and Sedimentary Aquifer
- Desert Basins
- Fractured Crystalline Rock

County Water Authority Boundary

- Military Facilities
- Community Planning Areas
- Unincorporated Area Boundary
- Water Bodies
- Freeways
- Major Highways

County of San Diego
Department of Planning and Land Use
DPLU GIS
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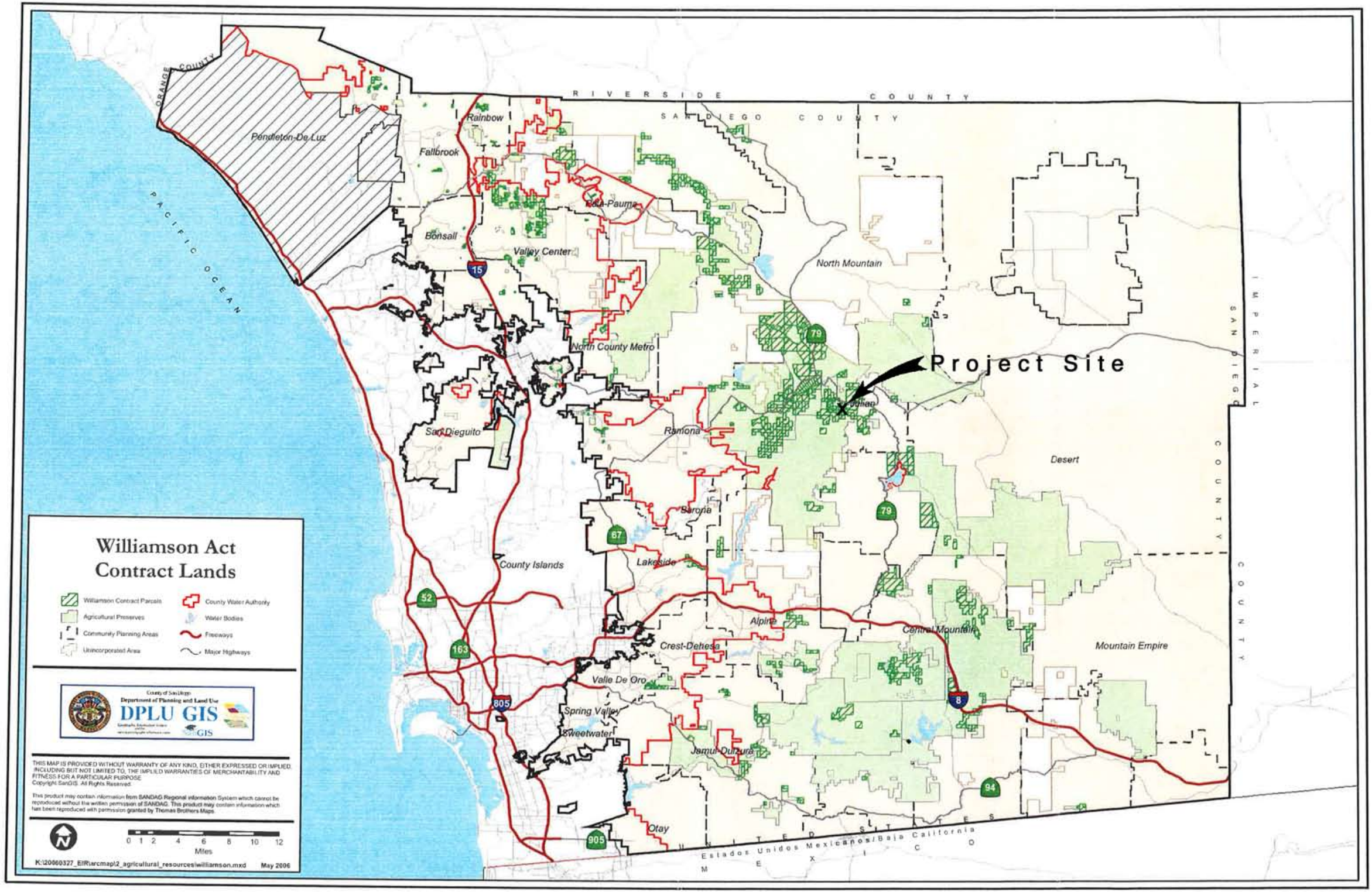
Attachment E


ORANGE COUNTY
RIVERSIDE COUNTY
SAN DIEGO COUNTY
IMPERIAL COUNTY
PACIFIC OCEAN
Pendleton-De Luz
Rainbow
Fallbrook
Bonsall
Valley Center
Pala-Pauma
North Mountain
North County Metro
Project Site
Julian
San Dieguito
Ramona
Desert
Sarona
Lakeside
County Islands
Alpine
Crest-Dehesa
Central Mountain
Mountain Empire
Valle De Oro
Spring Valley
Sweetwater
Jamul-Dulzura
Otay
15
79
67
52
163
805
8
94
905
Estados Unidos Mexicanos/Baja California
Williamson Act Contract Lands
Williamson Contract Parcels
Agricultural Preserves
Community Planning Areas
Unincorporated Area
County Water Authority
Water Bodies
Freeways
Major Highways
County of San Diego
Department of Planning and Land Use
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GIS
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May 2006

Attachment F

AP 73-3
Par. 74-021

1722

LAND CONSERVATION CONTRACT

(PINE HILLS-
BOULDER CREEK Agricultural Preserve No. 28)

THIS CONTRACT, made and entered into this 19th day of February, 1974, by and between George H. Smith and Janet H. Smith, husband and wife as community property hereinafter referred to as "Owner", and the County of San Diego, a political subdivision of the State of California, hereinafter referred to as "County":

W I T N E S S E T H:

WHEREAS, the Owner represents that he is the owner of certain land located in the County of San Diego, State of California, which land is presently devoted to agricultural uses, recreational uses, open space, or combination thereof, as authorized in Exhibit "B" attached hereto and lies within an agricultural preserve heretofore established or to be established and designated the PINE HILLS- BOULDER CREEK Agricultural Preserve No. 28, said land being more particularly described in Exhibit "A" attached hereto and hereinafter referred to as the Premises; and

WHEREAS, the Owner has made application to the County of San Diego to enter into a contract pursuant to the California Land Conservation Act of 1965 (Section 51200 et seq., Government Code) with respect to the Premises; and

WHEREAS, the Owner and the County desire to limit the use of Premises to agricultural and compatible uses, recreational uses or open space uses or some combination thereof; NOW THEREFORE

IT IS AGREED by and between the Owner and the County as follows:

Section 1. CONTRACT. This is a "Contract" made pursuant to the California Land Conservation Act of 1965, as amended as of the date first above written, including amendments enacted at the 1970 Regular Session of the California Legislature, (hereinafter referred to as the "Act") and is applicable to the Premises.

COUNTY OF SAN DIEGO
CONTRACT
NUMBER 7993-4900-A
(Reference above number

Section 2. TERM. This Contract shall take effect on _____ FEBRUARY 28, 19 74, and shall remain in effect for a period of ten years therefrom and during any renewals of this Contract.

Section 3. RENEWAL. NOTICE OF NONRENEWAL. This Contract shall be automatically renewed for a period of one year on the first day of the first January after the effective date, and on the first day of each January thereafter unless written notice of nonrenewal is served by the Owner on the County at least 90 days prior to said date or written notice of nonrenewal is served by the County on the Owner at least 60 days prior to said date. Under no circumstances shall a notice of renewal to either party be required to effectuate the automatic renewal of this Contract.

Upon receipt by Owner of a notice from County of nonrenewal, the Owner may make written protest of such nonrenewal. County may at any time prior to the renewal date withdraw the notice of nonrenewal. Upon request of Owner, the Board of Supervisors may authorize Owner to serve a notice of nonrenewal on a portion of the land which is the subject of this Contract. If either party serves notice of intent in any year not to renew this Contract, this Contract shall remain in effect for the balance of the period remaining on the term since the original execution or the last renewal of this Contract as the case may be.

Section 4. AUTHORIZED USES. During the term of this Contract and any and all renewals thereof, the Premises shall be devoted to agricultural uses and compatible uses and shall not be used for any purposes other than agricultural uses or compatible uses as specified in Exhibit "B" attached hereto.

Section 5. ADDITION OR ELIMINATION OF AUTHORIZED USES. The Board of Supervisors of the County, by resolution, may from time to time during the term of this Contract or any renewals thereof amend the resolution establishing said Agricultural Preserve to add to those authorized uses or eliminate a use listed in Exhibit "B" which authorized uses shall be uniform throughout said Agricultural Preserve; provided, however, no amendment of such resolution during the term of this Contract or any renewal thereof so as to eliminate any use shall be applicable to this Contract unless the Owner consents to such elimination.

Section 6. POLICE POWER. Nothing in this Contract shall be construed to limit the exercise by the Board of Supervisors of the police power or the adoption or readoption or amendment of any zoning

ordinance or land use ordinance, regulation or restriction pursuant to the Planning and Zoning Law (Sections 65000 et seq., Government Code) or otherwise.

Section 7. ZONING. This Contract shall not be construed to authorize the establishment or continuation of a use of real property contrary to any provision of The Zoning Ordinance (Ordinance No. 1402 (New Series)), including any amendments thereto, heretofore or hereafter adopted.

Section 8. EMINENT DOMAIN. (a) Except as provided in subdivision (d) of this Section 8, when any action in eminent domain for the condemnation of the fee title of an entire parcel of land subject to this Contract is filed or when such land is acquired in lieu of eminent domain for a public improvement by a public agency or person or whenever there is any such action or acquisition by the Federal government or any person, instrumentality or agency acting under authority or power of the Federal government, this Contract shall be deemed null and void as to the land actually being condemned or so acquired as of the date the action is filed and for the purposes of establishing the value of such land, this Contract shall be deemed never to have existed. Upon the termination of such proceeding, this Contract shall be null and void as to all land actually taken or acquired.

(b) Except as provided in subdivision (d) of this Section 8, when such an action to condemn or acquire less than all of a parcel of land subject to this Contract is commenced, this Contract shall be deemed null and void as to the land actually condemned or acquired and shall be disregarded in the valuation process only as to the land actually being taken, unless the remaining land subject to this Contract will be adversely affected by the condemnation, in which case the value of that damage shall be computed without regard to this Contract.

(c) The land actually taken shall be removed from this Contract. Under no circumstances shall land be removed that is not actually taken, except as otherwise provided in the Act.

(d) The provisions of subdivisions (a) and (b) of this Section 8 shall not apply to or have any force or effect with respect to (1) the filing of any action in eminent domain for the condemnation of any easement for the erection, construction, alteration, maintenance, or repair of any gas, electric, water or communication facilities by any public agency (including the County) or public utility or to the acquisition of any such easement by any public agency (including the County) or public utility, or (2) the filing of any action in eminent domain by any public agency (including the County) for the

condemnation of the fee title or lesser estate for the establishment, construction (including the widening and realignment) and maintenance of any road, street or highway, whether existing or planned for the future, depicted on the circulation element of the San Diego County General Plan adopted by the San Diego County Board of Supervisors (including any amendments thereto adopted by said Board prior to the date of this Contract) or depicted on the plat attached to this Contract and marked Exhibit "C" or to the acquisition of any such fee title or lesser estate for such purposes by the State of California or any public agency (including the County); and the filing of any such action in eminent domain for the condemnation of or the acquisition of any such easement, fee title or lesser estate shall not terminate, nullify or void this Contract and in the event of the filing of any such action in eminent domain or acquisition this Contract shall be considered in the valuation process.

Section 9. NO PAYMENT BY COUNTY. The Owner shall not receive any payment from the County in consideration of the obligations imposed hereunder, it being recognized and agreed that the consideration for the execution of the Contract is the substantial public benefit to be derived therefrom, and the advantage which will accrue to the Owner as a result of the effect on the assessed valuation of land described herein due to the imposition of the limitations on its use contained herein.

Section 10. CANCELLATION. (a) The Owner may petition the Board of Supervisors for cancellation of this Contract as to all or any portion of the land which is subject to this Contract but this Contract may not be canceled in whole or in part except by mutual agreement of the Owner and County pursuant to Section 51282 of the Act (Government Code). County may only consent to the cancellation of this Contract in whole or in part when, after a public hearing has been held in accordance with the provisions of Section 51284 of the Act (Government Code), the Board finds (1) that the cancellation is not inconsistent with the purposes of the Act, (2) that the cancellation is in the public interest, and (3) that it is neither necessary nor desirable to continue the restrictions imposed by this Contract; provided, however, this Contract shall not be canceled until the hereinafter specified cancellation fee has been paid, unless such fee or some portion thereof is waived or deferred pursuant to subdivision (c) of Section 51283 of the Act (Government Code). As provided in said Section 51282, the existence of an opportunity for another use of the land involved (Premises) shall not be sufficient reason for cancellation and a potential alternative use of the land may be considered only if there is no proximate, noncontracted land suitable for the use to which it is proposed the land (Premises) be put. The uneconomic character of an existing agricultural use shall likewise not be

sufficient reason for cancellation and the uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land (Premises) may be put.

(b) Prior to any action by the Board of Supervisors giving tentative approval to the cancellation of this Contract, the County Assessor shall determine the full cash value of the land as though it were free from the restrictions of this Contract. The Assessor shall multiply such value by the most recent County ratio announced pursuant to Section 401 of the Revenue and Taxation Code and shall certify the product to the Board of Supervisors as the cancellation valuation of the land for the purpose of determining the cancellation fee hereinafter specified.

(c) Prior to giving tentative approval to the cancellation of this Contract the Board of Supervisors shall determine and certify to the County Auditor the amount of the cancellation fee which the Owner must pay the County Treasurer as deferred taxes upon cancellation. Notwithstanding the provisions of subdivision (b) of Section 51283 of the Act (Goverment Code),if cancellation occurs within the first five-year period of the term of this Contract, the cancellation fee shall be 100% of the cancellation valuation of the land; if cancellation occurs after the expiration of the first five-year period of the term of this Contract the cancellation fee shall be an amount equal to 100% of the cancellation valuation of the land less 5% of said cancellation valuation for each year this Contract has remained in effect in excess of the aforementioned first five-year period; provided, however, in no event shall the cancellation fee be less than an amount equal to 50% of the cancellation valuation of the land. If after the date this Contract is initially entered into the publicly announced County ratio of assessed to full cash value is changed, the percentage payment specified in this paragraph shall be changed so no greater percentage of full cash value will be paid than would have been paid had there been no change in such ratio.

(d) The Board of Supervisors may waive or defer payment of the cancellation fee or any portion thereof in accordance with subdivision (c) of Section 51283 of the Act (Government Code).

(e) Upon approval by the Board of Supervisors of the above mentioned cancellation petition and payment of the cancellation fee, the Clerk of the Board of Supervisors shall record in the office of the County Recorder a certificate which shall set forth the name of the owner of such land at the time the Contract is canceled with the amount of the cancellation fee specified by the Board of Supervisors pursuant to Article 5 of the Act (Section 51281 et seq., Government

Code) and a legal description of the property. From the date of recording of such certificate, this Contract or such portion thereof as is appropriate shall be finally canceled.

(f) Upon tentative approval by the Board of Supervisors of the above mentioned cancellation petition and waiver or deferment in whole or in part of the cancellation fee, the Clerk of the Board of Supervisors shall record in the office of the County Recorder a certificate which shall set forth the name of the owner of such land at the time the contract is canceled with the amount of the cancellation fee specified by the Board of Supervisors as being due pursuant to Article 5 of the Act (Section 51281 et seq., Government Code), the contingency of such waiver or deferment of payments, and a legal description of the property. From the date of recording of such certificate the Contract shall be finally canceled, and to the extent the cancellation fee has not yet been paid or waived, a lien shall be created and attached against the real property described therein and any other real property owned by the person named therein as the owner and located within this County. Such lien shall be in favor of the County, shall have the force, effect and priority of a judgment lien and shall remain in effect until the unwaived portion of the cancellation fee is paid in full. Upon the payment of the cancellation fee or any portion thereof, the Clerk of the Board of Supervisors shall record with the County Recorder a written certificate of the release in whole or in part of said lien.

Section 12. DIVISION OF LAND - MINIMUM SIZE PARCELS. The Owner shall not divide the Premises contrary to the restrictions on the division of Premises as set forth in Exhibit "B" attached hereto.

Section 13. CONTRACT BINDS SUCCESSORS. The term "Owner" as used in this Contract shall include the singular and plural and this Contract shall be binding upon and inure to the benefit of all successors in interest of the Owner including but not limited to heirs, executors, administrators and assignees. In the event the land under this Contract or any portion thereof is divided, the Owner of any parcel may exercise, independent of any other owner of a portion of the divided land, any of the rights of the Owner in the original Contract including the right to give notice of nonrenewal and to petition for cancellation. The effect of any such action by the owner of a parcel created by the division of land or any portion thereof subject to this Contract shall not be imputed to the owners of the remaining parcels and shall have no effect on this Contract as it applies to the remaining parcels of the divided land.

Section 14. REMOVAL OF LAND FROM PRESERVE. Removal of any land under this Contract from an agricultural preserve, either by change

of boundaries of the preserve or disestablishment of the preserve shall be the equivalent of a notice of nonrenewal by the County; provided, however, that the County shall, at least 60 days prior to the next renewal date following the removal, serve a notice of nonrenewal as provided in Section 51245 of the Act (Government Code). Such notice of nonrenewal shall be recorded as provided in Section 51248 of the Act (Government Code).

Section 15. CONVEYANCE CONTRARY TO CONTRACT. Any conveyance, contract or authorization (whether oral or written) by the Owner or his successors in interest which would permit the use of the Premises or create a division of the Premises contrary to the terms of this Contract, or any renewal thereof may be declared void by the Board of Supervisors of the County; such declaration or the provisions of this Contract may be enforced by the County by an action filed in the Superior Court of the County for the purpose of compelling compliance or restraining a breach thereof.

Section 16. OWNER TO PROVIDE INFORMATION. The Owner, upon request of the County, shall provide information relating to the Owner's obligations under this Contract.

Section 17. NOTICE. Any notice given pursuant to this Contract may, in addition to any other method authorized by law, be given by United States mail, postage prepaid. Notice to the County shall be addressed as follows:

Clerk of the Board of Supervisors
Room 306 County Administration Center
1600 Pacific Highway
San Diego, California 92101

Notice to the Owner shall be addressed as follows:

Mr. and Mrs. George H. Smith
c/o Southern California First National Bank, Trust Dept.
530 "B" Street

San Diego, California

IN WITNESS WHEREOF, the Owner and the County have executed this Contract on the day first above written.

George H. Smith

George H. Smith

Janet H. Smith

Janet H. Smith

Owner

Approved and/or authorized by the Board of Supervisors of the County of San Diego

FEB 19 1974 #26

Porter D Cremans

Clerk of the Board of Supervisors

APPROVED AS TO FORM:
ROBERT G. BURREY
County Counsel

By John M. Eddy

Deputy

COUNTY OF SAN DIEGO

Porter D Cremans

Clerk, Board of Supervisors

NOTE: All signatures of owners must be acknowledged before a notary public or public officer authorized to take acknowledgments.

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.

On February 26, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared George H. Smith and Janet H. Smith

known to me to be the person s whose name s are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature Martha J. Landon

MARTHA J. LANDON

Name (Typed or Printed)

MARTHA J. LANDON
NOTARY PUBLIC
Principal Office, San Diego Co. Calif.
My Commission Expires December 14, 1976

(This area for official notarial seal)

Form 3[illegible] ndividual) First American Title Company

EAST

The Northeast Quarter of the Southwest Quarter; the Northwest Quarter of the Southeast Quarter; that portion of the Northwest Quarter of the Southwest Quarter lying Easterly of the Westerly line of the Easterly 10 acres of said Northwest Quarter of the Southwest Quarter; and Lots 6 and 7 of Section 1, Township 13 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to the Official Plat thereof.

EXCEPTING from said Lots 6 and 7 of said Section 1 that portion thereof lying Easterly of the center line of the County Road, known as Road Survey No. 286, on file in the Office of the County Recorder of said San Diego County, said portion being described as follows:

Commencing at the Southeast corner of said Section 1; thence North 89°40'00" West, 24.40 feet; thence Northerly following the center line of the County Road to the intersection of the same with the Easterly line of said Section 1; thence South 00°22'00" East, 1407.41 feet to the point of commencement.

ed
74
201

Primary contract

EXHIBIT A

(For use in Agricultural Preserve Zoned A-4)

1732

EXHIBIT B

PINE HILLS - BOULDER CREEK Agricultural Preserve No. 28

Section 1. In the above named Agricultural Preserve only the following uses are permitted:

A. The following agricultural uses:

1. Agricultural crops.

2. Fruit trees, nut trees, vines and horticultural stock for producing trees, vines and other horticultural stock.

3. Flowers and vegetables.

4. The keeping of the following poultry and animals:

(a) Poultry, rabbits, chinchillas, hamsters, and other small animals.

(b) Horses as a private stable.

(c) Bovine animals, sheep, goats and swine as follows:

(1) On any premises having a net area of less than one and one-half (1-1/2) acres there may be kept a maximum of two (2) of any one or combination of said animals.

(2) On any premises having a net area of more than one and one-half (1-1/2) acres but not more than four (4) acres, there may be kept a maximum of eight (8) of any one or combination of said animals provided that the number of such animals shall not exceed one animal per half (1/2) acre of area.

(3) On any premises having a net area of more than four (4) acres such animals may be kept without limitation as to the number of animals.

5. Buildings and structures necessary and incidental to the agricultural use of the land.

B. The following compatible uses:

1. One-family dwellings incidental to the agricultural use of the land for the residence of the owner and his family or the lessee of the owner and the lessee's family. Owner or lessee shall be construed to include:

   (a) Stockholders in a family corporation.

   (b) Beneficiaries of family trusts and estates.

   (c) Owners of individual interests in the fee.

2. The following accessory buildings and structures: Private garages, swimming pools, children's playhouses, radio and television receiving antennas, shops, offices, and other requireo for the conduct of the compatible uses as permitted by this section.

3. Guest houses for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises. A guest house shall have no kitchen facility and shall not be rented or otherwise used as a separate dwelling.

4. Home occupations. Home occupation means an occupation customarily conducted entirely within a dwelling by the occupant of the dwelling as a secondary use in connection with which there is no display, no stock in trade or commodity sold upon the premises, and no person employed.

5. Processing for market of crops raised on premises, or on other property owned or leased by the processor.

6. One stand for the display and sale of only those products produced on the premises, or on other property owned or leased by the vendor; provided that it does not exceed an area of two-hundred (200) square feet, and is located not nearer than fifteen (15) feet to any street or highway.

7. Farm employee housing, exclusive of trailer coaches and mobilehomes.

8. Farm labor camps, exclusive of trailer coaches and mobilehomes, on premises having a net area of not less than 10 acres.

9. The following signs:

   (a) One (1) unlighted sign not larger than twelve (12) square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

   (b) One (1) sign not larger than twelve (12) square feet in area identifying and advertising products produced on the premises.

   (c) One (1) sign not larger than four (4) square feet in area identifying the premises as being associated with a trade organization, or as producing products under a registered trade name.

   (d) One (1) name plate not exceeding two (2) square feet in area containing the name and occupation of the occupant of the premises.

10. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities, unless the Board of Supervisors makes a finding after notice and hearing that any or all such facilities are not a compatible use.

11. The following uses, provided a special use permit authorizing such use is issued by the Planning Commission or Board of Supervisors of the County of San Diego. Such special use permit shall be applied for, considered, granted or denied in the manner prescribed by The Zoning Ordinance of the County of San Diego for the application for, consideration, granting or denying of applications for special use permits under that ordinance.

   (a) Packing or processing plants for farm crops.

   (b) Aviaries.

   (c) The following farm employee housing and farm labor camps:

      (1) Farm employee housing containing one or more trailer coaches or mobilehomes.

      (2) Farm labor camps containing one or more trailer coaches or mobilehomes.

      (3) Farm labor camps on premises having a net area of 10 acres or less.

   (d) Public stables.

   (e) Kennels.

Any fee charged for the recreational use of land as defined herein shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public.

D. The use or maintenance of the land within said agricultural preserve in such a manner as to preserve its natural characteristics, beauty and openness for the benefit and enjoyment of the public, to provide essential habitat for wildlife or for the solar evaporation of sea water in the course of salt production for commercial purposes is authorized and such use shall be defined as "Open Space Uses" if such land is within:

1. A scenic highway corridor, as defined in subdivision (i) of Section 51201, Government Code.

2. A wildlife habitat area, as defined in subdivision (j) of Section 51201, Government Code.

3. A saltpond, as defined in subdivision (k) of Section 51201, Government Code.

4. A managed wetland area, as defined in subdivision (l) of Section 51201, Government Code.

5. A submerged area, as defined in subdivision (m) of Section 51201, Government Code.

Section 2. Notwithstanding the provisions of Section 1, no dwelling guest house, farm employee housing or farm labor camp shall be constructe erected or maintained upon any premises containing an area of less than 160 acres; provided, however, one single family dwelling may be construc ted and maintained on the premises subject to this Contract.

Section 3. Nothing herein shall be construed to authorize the establishment or continuation of a use of real property contrary in any provision of The Zoning Ordinance (Ordinance No. 1402 (New Series) of the County of San Diego) including any amendments thereto, heretofore or hereafter adopted.

Section 4. The premises subject to this Contract shall not be divided so as to create a parcel of land having an area of less than 160 acres, provided that this restriction shall not be construed as prohibiting the owner of premises having an area of more than 160 acres (hereinafter referred to as the Grantor) from conveying to the owner of contiguous premises subject to a Contract of equal or longer unexpired term a parcel containing less than 160 acres for the purpose of enlarging such contiguous premises where the remainder of the Grantor's premises after such conveyance has an area of not less than 160 acres.

(f) Chinchillas.

(g) Radio or television transmitter.

(h) Airport (landing strip).

(i) Livestock auction yard.

(j) Animal waste processing.

12. The establishment, widening, realignment or improvement of any road, street or highway, whether existing or plann for the future, depicted on the circulation element of the San Diego County General Plan including any amendment thereto heretofore adopted by the Board of Supervisors.

13. The location and construction of any improvements specified in Section 51238 of the Government Code when located or constructed by a public agency or public utility, unless the Board of Supervisors makes a finding pursuant to said Section 51238 that such improvements are not compatible uses.

C. The following recreational uses, provided a special use permit authorizing such use is issued by the Planning Commission or Board of Supervisors of the County of San Diego. Such special use permit shall be applied for, considered, granted or denied in the manner prescribed by The Zoning Ordinance of the County of San Diego for the application for, consideration, granting or denying of applications for special use permits under that ordinance.

1. Use of land by the public, with or without charge, for any of the following:

(a) Walking

(b) Hiking

(c) Picnicking

(d) Camping

(e) Swimming

(f) Boating

(g) Fishing

(h) Hunting

(i) Other outdoor games or sports for which facilities are provided for public participation.

Section 5. "Area' means an area of land inclusive of that land within easements or rights of way for roads, streets and/or highways.

Section 6. Definitions. The definition of words set forth in The Zoning Ordinance of the County of San Diego shall apply to the words used herein unless otherwise specifically defined herein.

1738

PINE HILLS –
BOULDER CREEK AGRICULTURAL PRESERVE No. 28

DATE ESTABLISHED JUNE 12, 1973 SIZE (acres) 37,640

A.P. Boundary — PUBLIC LANDS
Prime Arterials — Major Road
Collector Road

Location: PORTION OF T12S, R3E; T13S, R2E; T13S, R3E; T14S, R2E; T14S, R3E

SAN DIEGO COUNTY CALIFORNIA 1" = 2 MILES

ADDITION JAN. 22, 1974

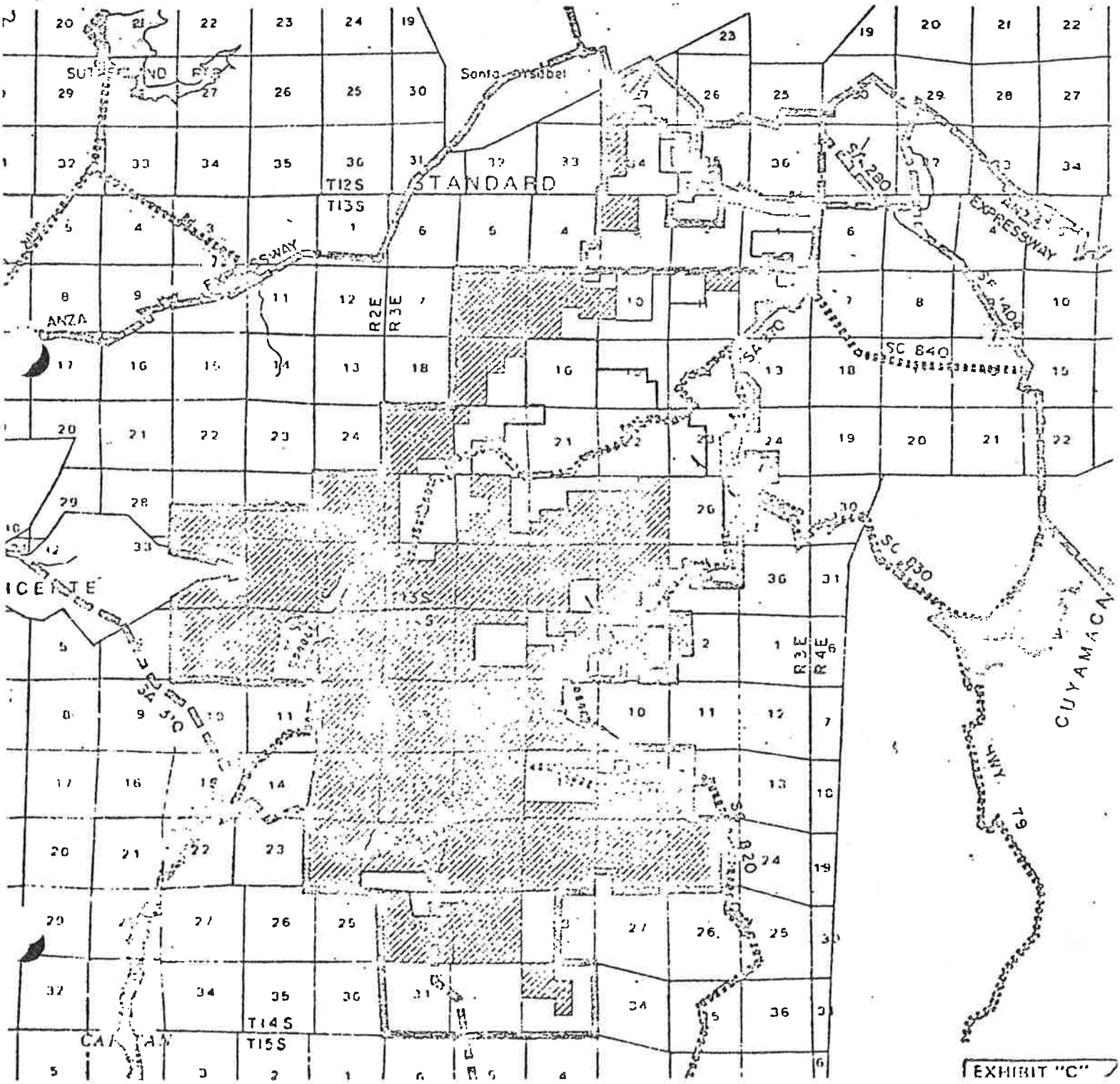

EXHIBIT "C"

FILE/PAGE NO. 74-052721
BOOK 1974
RECORDED REQUEST OF
County Board of Supervisors
MAR 1 9 58 AM '74

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

1739

NO FEE

#8

2185

80-228416

FILE/PAGE NO. ____
BOOK 1980
RECORDED REQUEST OF
County of San Diego
Department of General Services

Jul 21 1 38 PM '80

OFFICIAL RECORDS
SAN DIEGO CO. CALIF.
VERA L. LYLE
RECORDER

NO FEE

When Recorded, Please Mail This Instrument to:

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

FIRST AMENDMENT TO LAND CONSERVATION CONTRACT (AP 80-01)

(Pine Hills-Boulder Creek Agricultural Preserve No. 28)

This First Amendment to that certain Land Conservation Contract made and entered into on the 19th day of February 1974, by and between Southern California First National Bank, a National Banking Association, Owner, and the County of San Diego, on file in the Office of the Board of Supervisors of the County of San Diego as Contract No. 7991-4900-A, and filed in the office of the San Diego County Recorder on March 1, 1974 as file/page No. 74-052719.

WITNESSETH:

WHEREAS, the parties specified hereinabove entered into a Land Conservation Contract on the date above mentioned pursuant to the provisions of the Land Conservation Act of 1965 (Gov. Code, 51200 et seq.); and

one owner w/ Total 160 acres

WHEREAS, on the date of execution of this First Amendment to Land Conservation Contract, according to a Grant Deed recorded in the office of the San Diego County Recorder January 12, 1979 as file/page No. 79-019732, Gordon Pettit and Elsa Marston Pettit are the vested owners of a 160 acre portion of the property described in said Land Conservation Contract; said 160 acre portion being more particularly described in Exhibit "A" hereto and included herein; and

WHEREAS, as vested owners, Gordon Pettit and Elsa Marston Pettit are successors in interest to Southern California First National Bank and any and all interim owners of said 160 acres, as parties to said Land Conservation Contract; and

subdivide to 15 acre lots for tree crops

WHEREAS, Gordon Pettit and Elsa Marston Pettit desire to modify said Land Conservation Contract as it applies to said 160 acre portion to allow minimum ownership and minimum conveyances of 15 acres based upon a change in agricultural use from cattle breeding, which requires a minimum of 160 acres, to tree crops which requires a minimum of 15 acres; and

FCC 00292

WHEREAS, the County of San Diego has no objection to such a modification in the belief that it would be in compliance with the terms of said Land Conservation Act of 1965 and in the best interest of the public, NOW THEREFORE,

IT IS AGREED by and between the Owner and the County as follows:

1. Section 2 of Exhibit "B" to said Land Conservation Contract is hereby amended to read as follows:

"Section 2. Notwithstanding the provisions of Section 1, no dwelling, guest house, farm employee housing or farm labor camp shall be constructed, erected or maintained upon any premises containing an area of less than 15 acres; provided, however, one single family dwelling may be constructed and maintained on the premises subject to this contract."

2. Section 4 of Exhibit "B" to said Land Conservation Contract is hereby amended to read as follows:

"Section 4. The premises subject to this Contract shall not be divided so as to create a parcel of land having an area of less than 15 acres, provided that this restriction shall not be construed as prohibiting the owner of premises having an area of more than 15 acres (hereinafter referred to as the Grantor) from conveying to the owner of contiguous premises subject to a Contract of equal or longer unexpired term a parcel containing less than 15 acres for the purpose of enlarging such contiguous premises where the remainder of the Grantor's premises after such conveyance has an area of not less than 15 acres."

3. Except as hereinabove amended and superseded, said Land Conservation Contract shall continue in full force and effect.

IN WITNESS WHEREOF, the Owner and the County have executed this First Amendment to Land Conservation Contract on the ____ day of _____, 1980.

OWNER

By _____
GORDON PETTIT

By _____
ELSA MARSTON PETTIT

COUNTY OF SAN DIEGO

By _____, Acting Director
WILLIAM L. SULLINS, Deputy Director
Facility & Real Property Division
Department of General Services

2187

AP 80-01

EXHIBIT "A"

The Southwest Quarter of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter all within Section 2, Township 13 South, Range 3 East, San Bernardino Base and Meridian in the County of San Diego, State of California according to official map.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

1

(Individual)

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.

On July 15, 1980 before me, the undersigned a Notary Public in and for said State, personally appeared Gordon Pettit and Elsa Marston Pettit

known to me to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Carmen Erickson

Carmen Erickson
Name (Typed or Printed)

OFFICIAL SEAL
CARMEN ERICKSON
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires SEP 26, 1983

(This area for official notarial seal)

STAPLE HERE

FCC 00294

When Recorded, Please Mail This Instrument to: 1820

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

RECORDED REQUEST OF
DEPT. GENERAL SERVICES

82-079614

RECORDED IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CA.

1982 MAR 24 PM 1:15

VERA L. LYLE
COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

NO FEE

SECOND AMENDMENT TO LAND CONSERVATION CONTRACT (AP 81-17)

(Pine Hills-Boulder Creek Agricultural Preserve No. 28)

This Second Amendment to that certain Land Conservation Contract made and entered into on the 19th day of February 1974, by and between Southern California First National Bank, a National Banking Association, Owner, and the County of San Diego, on file in the Office of the Board of Supervisors of the County of San Diego as Contract No. 7991-4900-A, and filed in the office of the San Diego County Recorder on March 1, 1974, as file/page No. 74-052719.

W I T N E S S E T H:

WHEREAS, the parties specified hereinabove entered into a Land Conservation Contract on the date above mentioned pursuant to the provisions of the Land Conservation Act of 1965 (Gov. Code, 51200 et seq.); and

WHEREAS, on July 21, 1980, a First Amendment to said Land Conservation Contract was recorded in the office of the San Diego County Recorder as File/Page No. 80-228416. The purpose of the First Amendment was to allow minimum ownership and conveyances of 15 acres as applied to Parcel 2 of said Land Conservation Contract. Parcel 2 was sold to Gordon Pettit and Elsa Marston Pettit according to a Grant Deed recorded January 12, 1979, as file/page No. 79-019732 in the office of the San Diego County Recorder; and

WHEREAS, on the date of execution of this Second Amendment to Land Conservation Contract, Southern California First National Bank, now known as California 1st Bank, a California Banking Corporation, are the vested owners of Parcel 1 described in said Land Conservation Contract; said Parcel 1 being more particularly described in Exhibit "A" hereto and included herein; and

WHEREAS, California First Bank desires to modify said Land Conservation Contract as it applies to the land described in Exhibit "A" to allow minimum ownership and minimum conveyances of 40 acres based upon Board of Supervisors Resolution dated October 7, 1981 (No. 3) conforming the "Resolution Establishing Pine Hills-Boulder Creek Agricultural Preserve No. 28" to Board of Supervisors Policy I-38 which permits 40 acre minimum lot sizes for cattle breeding, the use made of said land under the Contract; and

WHEREAS, the County of San Diego has no objection to such a modification in the blief that it would be in compliance with the terms of said Land Conservation Act of 1965 and in the best interest of the public, NOW THEREFORE,

No. 79614 82-

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IT IS AGREED by and between the California 1st Bank and the County as follows:

1. Section 2 of Exhibit "B" to said Land Conservation Contract is hereby amended to read as follows:

"Section 2. Notwithstanding the provisions of Section 1, no dwelling, guest house, farm employee housing or farm labor camp shall be constructed, erected or maintained upon any premises containing an area of less than 40 acres; provided, however, one single family dwelling may be constructed and maintained on the premises subject to this contract."

2. Section 4 of Exhibit "B" to said Land Conservation Contract is hereby amended to read as follows:

"Section 4. The premises subject to this Contract shall not be divided so as to create a parcel of land having an area of less than 40 acres, provided that this restriction shall not be construed as prohibiting the owner of premises having an area of more than 40 acres (hereinafter referred to as the Grantor) from conveying to the owner of contiguous premises subject to a Contract of equal or longer unexpired term a parcel containing less than 40 acres for the purpose of enlarging such contiguous premises where the remainder of the Grantor's premises after such conveyance has an area of not less than 40 acres."

3. Except as hereinabove amended and superseded, said Land Conservation Contract shall continue in full force and effect.

IN WITNESS WHEREOF, the Owner and the County have executed this Second Amendment to Land Conservation Contract on the 16th day of March 19 82

CALIFORNIA 1ST BANK, OWNER

By _____

By _____

COUNTY OF SAN DIEGO

By _____
RALPH W. ANDERSON, Deputy Director
Department of General Services
Facility & Real Property Division

No. 79614 82.

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(Corporation)

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STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } ss.

On MARCH 16, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared H. J. MAHER known to me to be the VICE President, and JANE MITCHELL known to me to be TRUST ADMINISTRATOR Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Patricia J. Boyce
PATRICIA J. BOYCE

STAPLE HERE

OFFICIAL SEAL
PATRICIA J. BOYCE
NOTARY PUBLIC - CALIFORNIA
Principal Office in San Diego County
My Commission Exp. Jan. 27, 1984

(This area for official notarial seal)

COUNTY OF SAN DIEGO

By _____
RALPH W. ANDERSON, Deputy Director
Department of General Services
Facility & Real Property Division

No. 79614 82

82-079614

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EXHIBIT "A"

PARCEL 1:

All of Section 1, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

EXCEPTING therefrom the Southeast Quarter of the Southwest quarter and the Southwest Quarter of the Southeast Quarter of said Section 1.

ALSO EXCEPTING from Lots 1, 2, 3 and 4 in said Section 1, that portion lying Northerly of the centerline of the public highway known as San Diego County Highway Commission Julian Road No. 3-B, according to Survey thereof, on file in the Office of the County Surveyor of said County.

ALSO EXCEPTING Lots 6 and 7 and the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of said Section 1.

ALSO EXCEPTING that portion of the Northwest Quarter of the Southwest Quarter lying Easterly of the Westerly line of the Easterly 10 acres of said Northwest Quarter of the Southwest Quarter of said Section 1.

ALSO EXCEPTING from Lot 2 and the Southeast Quarter of the Northwest Quarter of said Section 1, that portion thereof conveyed by Mrs. Annie Crase and Mary A. Duffy to San Diego County by Deed dated November 29, 1889, and recorded in Book 153, Page 412 of Deeds, said excepted portion being more particularly described as follows:

A strip of land 40.00 feet wide, beginning at the County Road on Lot 2 in said Section 1 at a point between Lots 1 and 2 running thence South to the Half Section line, said road being along the line between Lot 2 and the Southeast Quarter of the Northwest Quarter on one side, Lot 1 and the Southwest Quarter of the Northwest Quarter of said Section 1 on the other side of the road, being on Lot 2 and the Southeast Quarter of the Northwest Quarter of said Section.

ALSO Lot 1, the Southeast Quarter of the Northeast Quarter, the East Half of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter; the South Half of the Southwest Quarter; the Northwest Quarter of the Southwest Quarter; and the Southwest Quarter of the Northwest Quarter, all in Section 2, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

ALSO all of Section 3, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

EXCEPTING therefrom the Northwest Quarter of said Section 3.

ALSO, the Southeast Quarter of the Southeast Quarter of Section 4, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

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ALSO, the Northeast Quarter of the Northeast Quarter of Section 9, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

ALSO, the Northwest Quarter of the Northwest Quarter; the East Half of the Northwest Quarter; the West Half of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; and the Northeast Quarter of the Southwest Quarter, all in Section 10, Township 13 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

ALSO, the East Half of the Northwest Quarter, the West Half of the Northeast Quarter; the West Half of the Southeast Quarter; the Southeast Quarter of the Southeast Quarter; the East Half of the Southwest Quarter; and the Southwest Quarter of the Southwest Quarter, all in Section 34, Township 12 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California.

ALSO, the Southwest Quarter of the Southwest Quarter, EXCEPT the East 15.00 acres of the South Half thereof, in Section 35, Township 12 South, Range 3 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 12 South, Range 3 East, San Bernardino Meridian, described as follows:

Commencing at a point on the West line of said 40.00 acre Tract of land, 210.00 feet South of the Northwest corner thereof; thence South on said West line 450.00 feet to the South line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 35; thence East along the South line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section, 56.00 feet; thence Northwesterly in a straight line to the point of commencement.

EXCEPTING from all of the above described property, that portion lying within the State Highway XI-SD-78B, as described in Deed of the State of California, recorded November 26, 1946, in Book 2306, page 14 of Official Records.

ALSO, the Northwest Quarter of Section 11, Township 13, South, Range 3 East, San Bernardino Meridian, in the County of San Diego, State of California.

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